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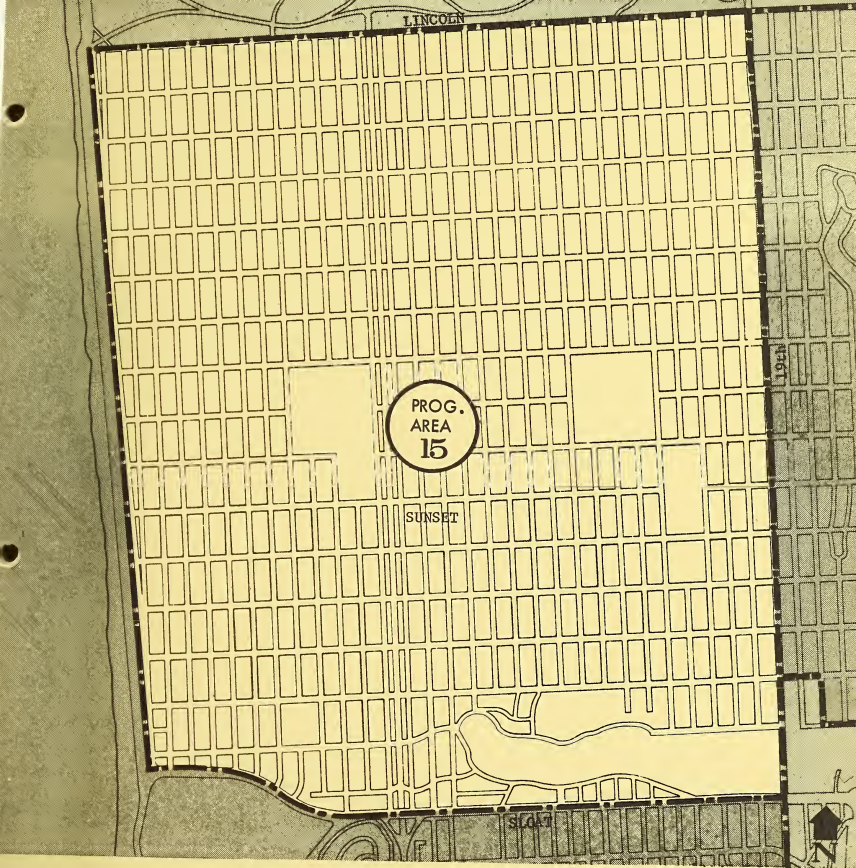
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PROGRAMMING AREA ANALYSIS

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

CRP

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P R O G R A M M I N G

A R E A

A N A L Y S I S

A Special Study Undertaken as a Part of
the San Francisco Community Renewal Program

Arthur D. Little, Inc.

June 1965

T A B L E O F C O N T E N T S

	Introduction and Area Definitions
Section 1.	Topography and Land Use
Section 2.	Household and Housing Composition, 1960, by CRP Neighborhood
Section 3.	Social and Physical Problem Profiles, by Census Tract
Section 4.	Population and Housing Characteristics Maps, 1960, by Enumeration District
Section 5.	Population and Housing Trends, 1950-1960, by Census Tract
Section 6.	Improvement and Construction Activity Indicators, by Census Tract
Section 7.	Public Facilities

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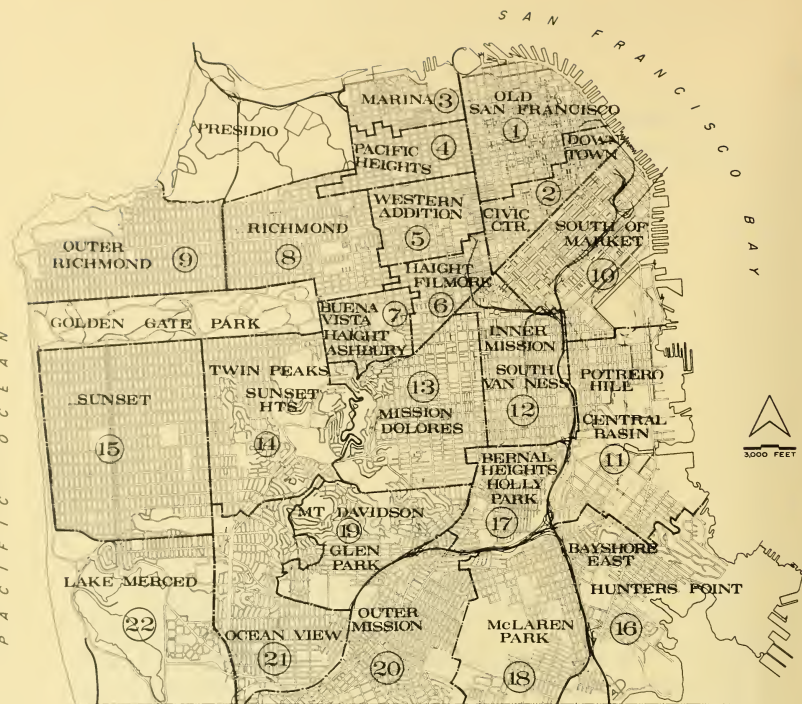
I N T R O D U C T I O N A N D
A R E A D E F I N I T I O N S

INTRODUCTION

This is one of a set of reports compiled by Arthur D. Little, Inc. to meet special requirements of the San Francisco Community Renewal Program. The set contains 22 reports in all; one for each "CRP Programming Area" (see map on reverse). Each report includes information on: land use; population characteristics and trends; housing characteristics and trends; social and physical problems; construction and improvement activity; and public facilities. This data is provided for the Programming Area as a whole and for various types of sub-areas within the Programming Area.

Data from these reports were, of course, extensively used in the programming operations which led to the recommendations of the final CRP Report. This

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PROGRAMMING AREAS

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should be regarded, however, as a first step. The same information should prove to be of great value in meeting further needs of a variety of San Franciscans who are concerned about their City's future. First of all, they are designed to benefit the City's proposed Development Coordinator and the many departments concerned with renewal and development. With the same factual information available to all City officials from these reports and other CRP publications, coordination should be improved.

Many private citizens should also be interested in these reports although they may not need to review the entire set. Prospective builders should find much of the data to be extremely valuable in their analysis of prospective market conditions, building opportunities, etc. The individual residents and neighborhood associations within these areas should also find the reports to be of interest and value. With the information they provide, a neighborhood group can become well informed about its environment and can set goals and make plans for both change and improvement in a realistic way.

Some of the information in these reports has been published in the past. However, it is for the most part recorded in a form that has made it very difficult to use. Our intention in bringing it together in this form is to make it immediately usable; these data have never before been assembled in one place for comparative purposes. By combining existing information with much that is totally new, these reports also fill many missing links. They attempt to construct a meaningful, comprehensive portrait of conditions and trends in each area.

It is hoped and intended that these reports will be revised and expanded in the future as new data become available. If maintained on a current basis, they could become an orderly historical record of each area; showing the gradual transition of ideas and planning concepts as well as physical, social and economic conditions.

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It should be noted that these reports are supplements to the Community Renewal Program Final Report. This should be required reading for all who want to understand the area reports adequately. Many other CRP publications, especially the San Francisco Fact Book, also help to round out the knowledge and insights to be gained from these pages.

In the preparation of this report, the Arthur D. Little, Inc. staff was aided greatly by the use of maps and existing data from the San Francisco Department of City Planning. We wish to express our thanks to the Department and other City officials who aided in this preparation.

AREA DEFINITIONS

In this report all data is provided on the basis of sub-areas defined for the United States Census of Population and Housing. These areas are somewhat arbitrarily drawn: their boundaries are not always "real" boundaries in the social, economic or physical sense. Nonetheless, the Census is the richest source of information for the purposes of program analysis and, therefore, Census areas are the best available.

The areas we have used are defined as follows:

1. Enumeration Districts. Enumeration Districts are relatively small units. The average Enumeration District contains eight to ten blocks, 250 housing units and 1,200 people. This is established as the amount that can be canvassed by one Census Enumeration in one day. There are approximately 600 of these units in San Francisco. Their size permits the most detailed analysis of internal variations within the City, although the information available at the Enumeration District level is not very broad.

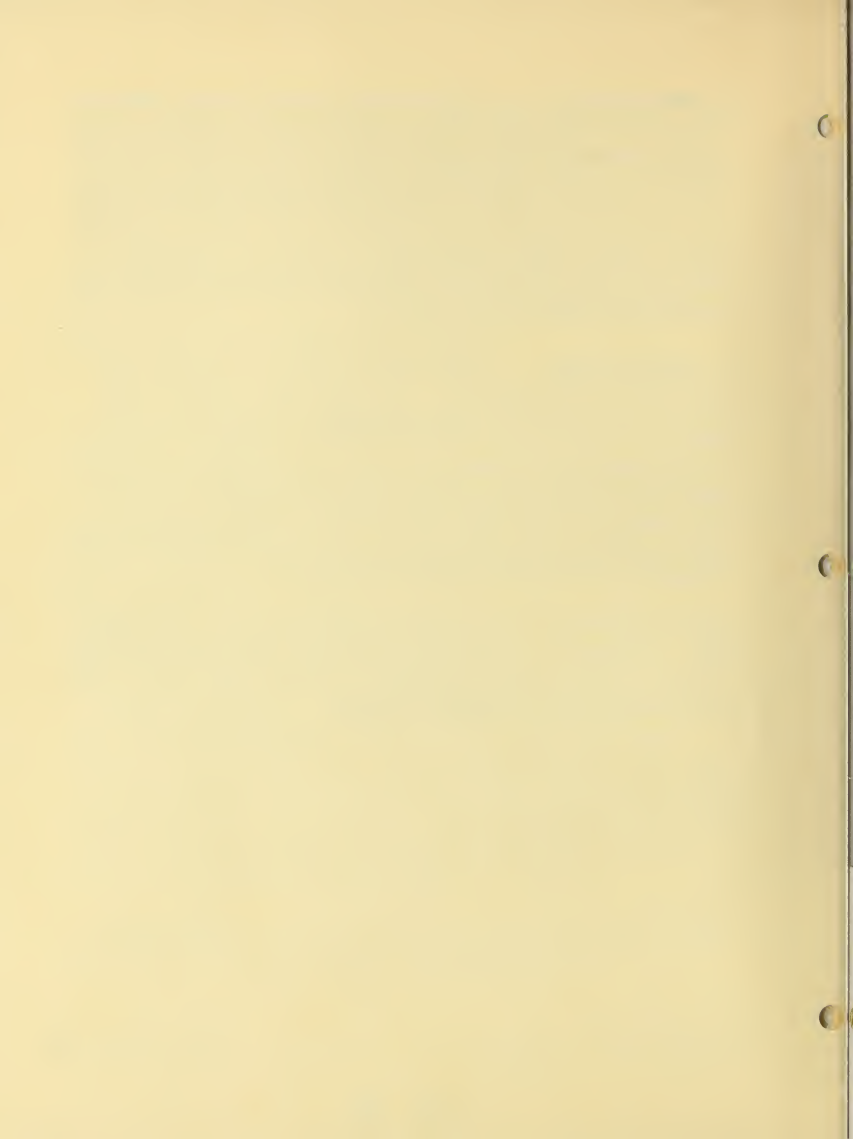
2. Census Tracts. Census Tracts are groupings of Enumeration Districts, and are the most frequently used units for data publication. There are 127 Census Tracts in the City, according to the 1960 delineations.

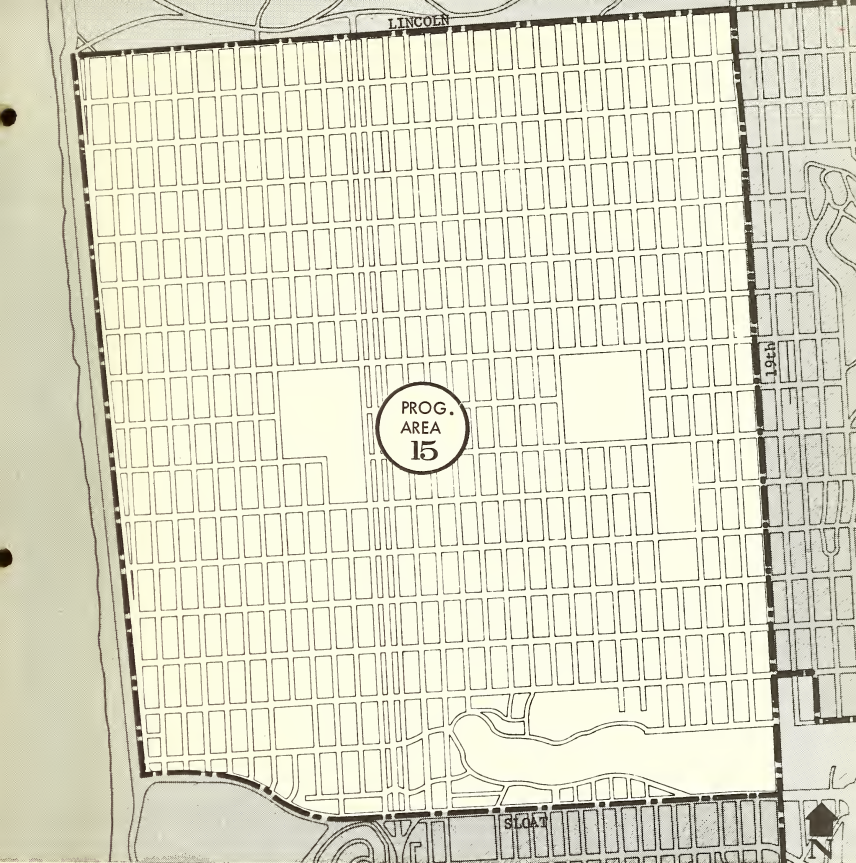
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3. CRP Neighborhoods. CRP Neighborhoods are special units defined for the San Francisco CRP study. They are roughly comparable in size and number to Census Tracts (106 in San Francisco) and are also made up of groupings of Enumeration Districts. One important difference exists, however. Neighborhoods are relatively homogeneous internally with respect to major population and housing characteristics, whereas Census Tracts are much more arbitrarily defined. For this reason, Neighborhoods were used for the preparation of a special data tape including numerous significant cross-tabulations which are not published elsewhere. (See Section 2.)

4. Programming Areas. Programming Areas, shown on the preceding map, are groupings of CRP Neighborhoods. This report, like the others in the series, presents information about a single Programming Area and the CRP Neighborhoods and Enumeration Districts within it. Programming Area boundaries also conform fairly closely to groupings of Census Tracts. Therefore, some data on the Tract basis is also included. This should be used with care, however. Some Tracts do overlap Programming Area lines. In these cases the Tract has been assigned, in total, to one of the Programming Areas even though a part of it lies outside of that area.

Precise definitions of the areas described above are shown on the following maps. In using any of the data in this report, the reader should refer back to these maps and the opening paragraphs of the Section under study to determine the precise units and boundaries involved.

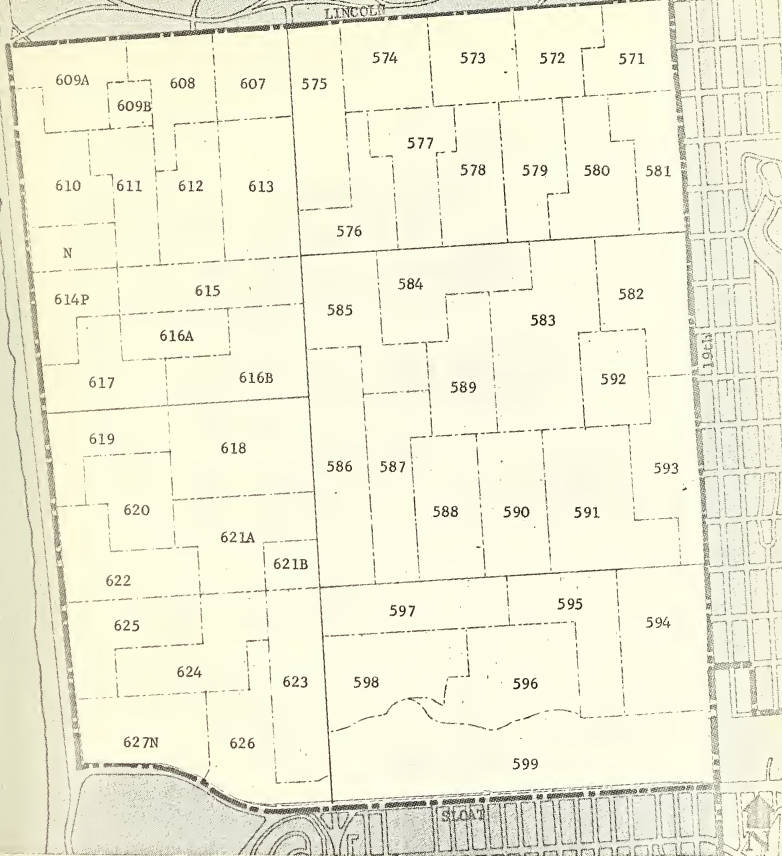




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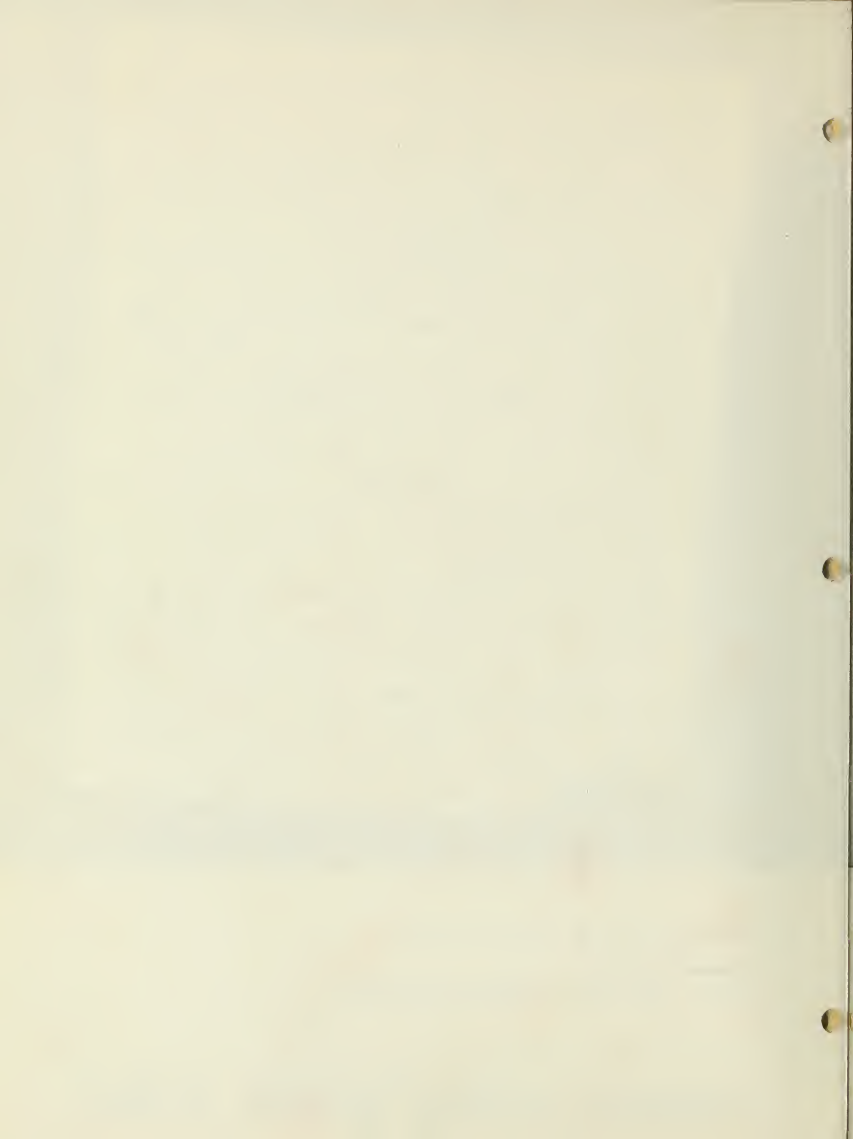
ENUMERATION DISTRICTS

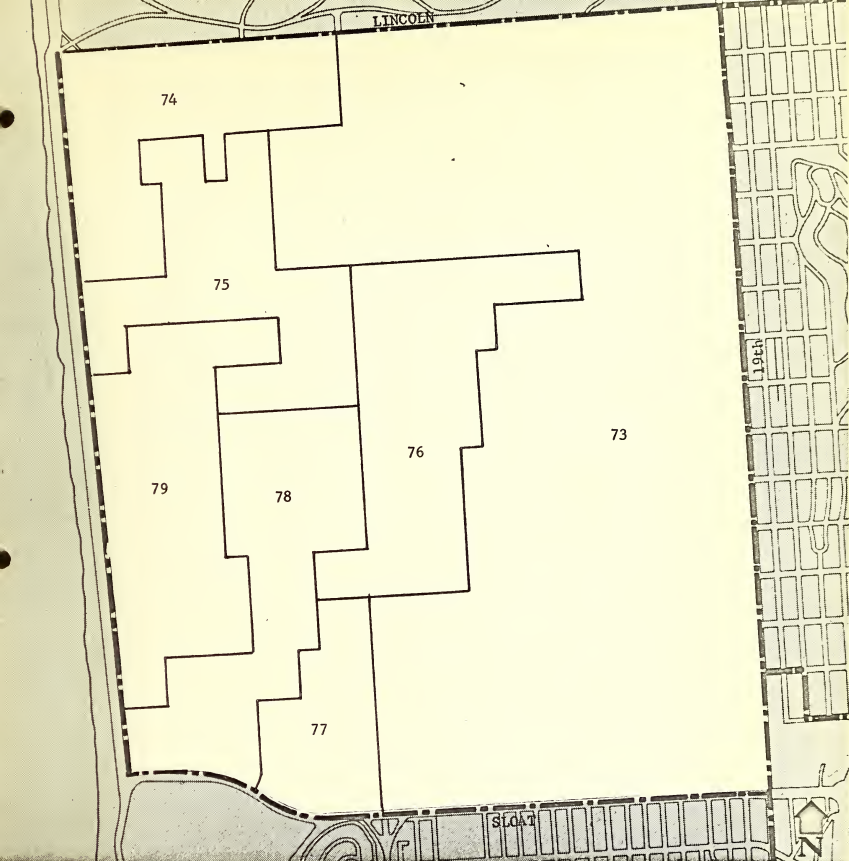
Programming Area 15

Source: 1960 Census of Population and Housing

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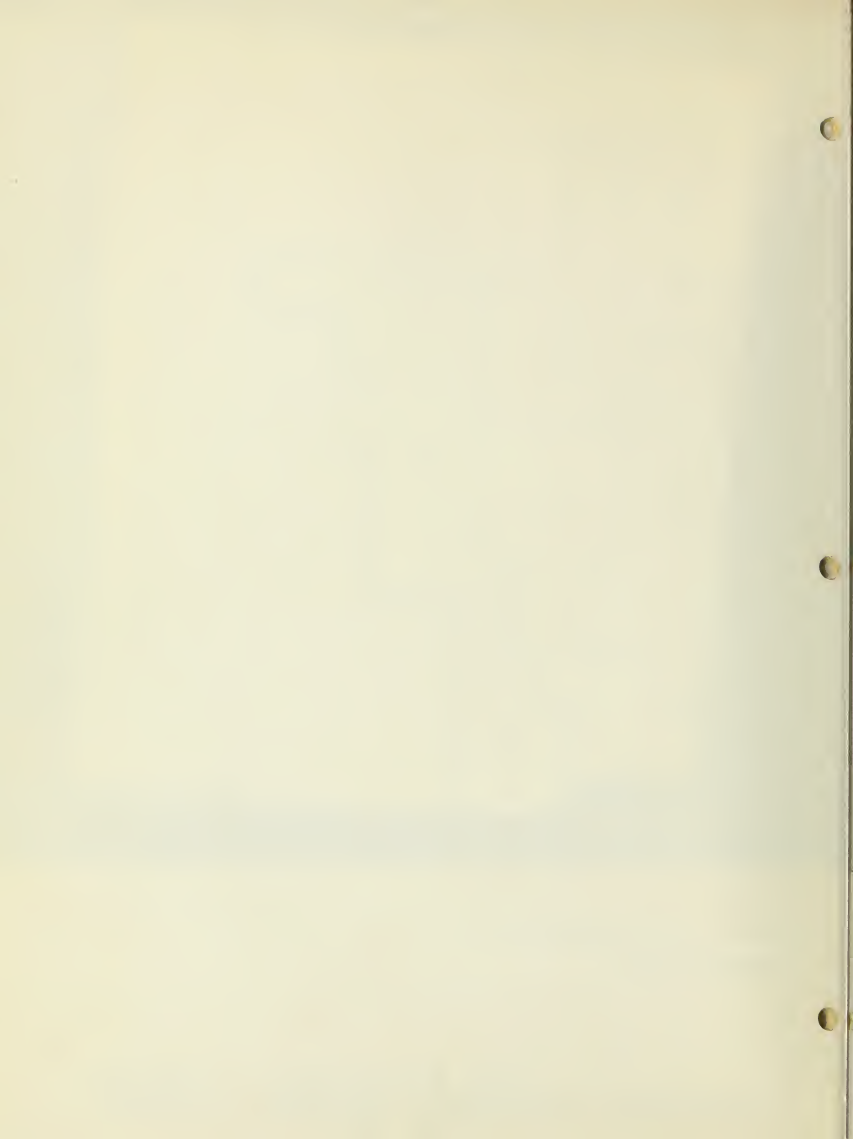
CRP NEIGHBORHOODS

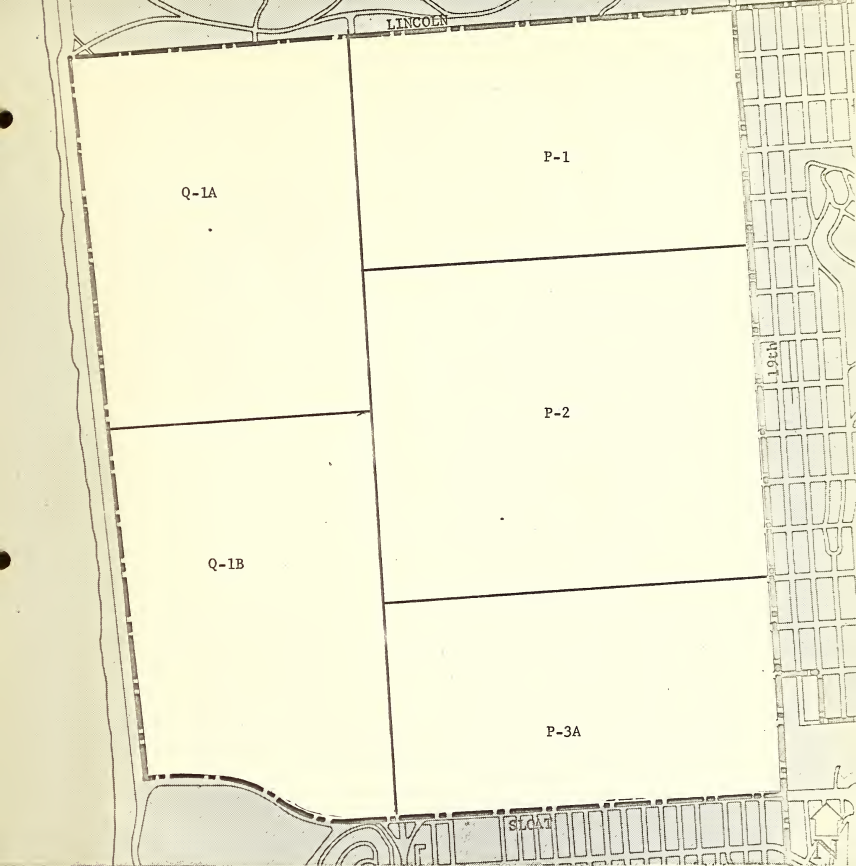
Programming Area 15

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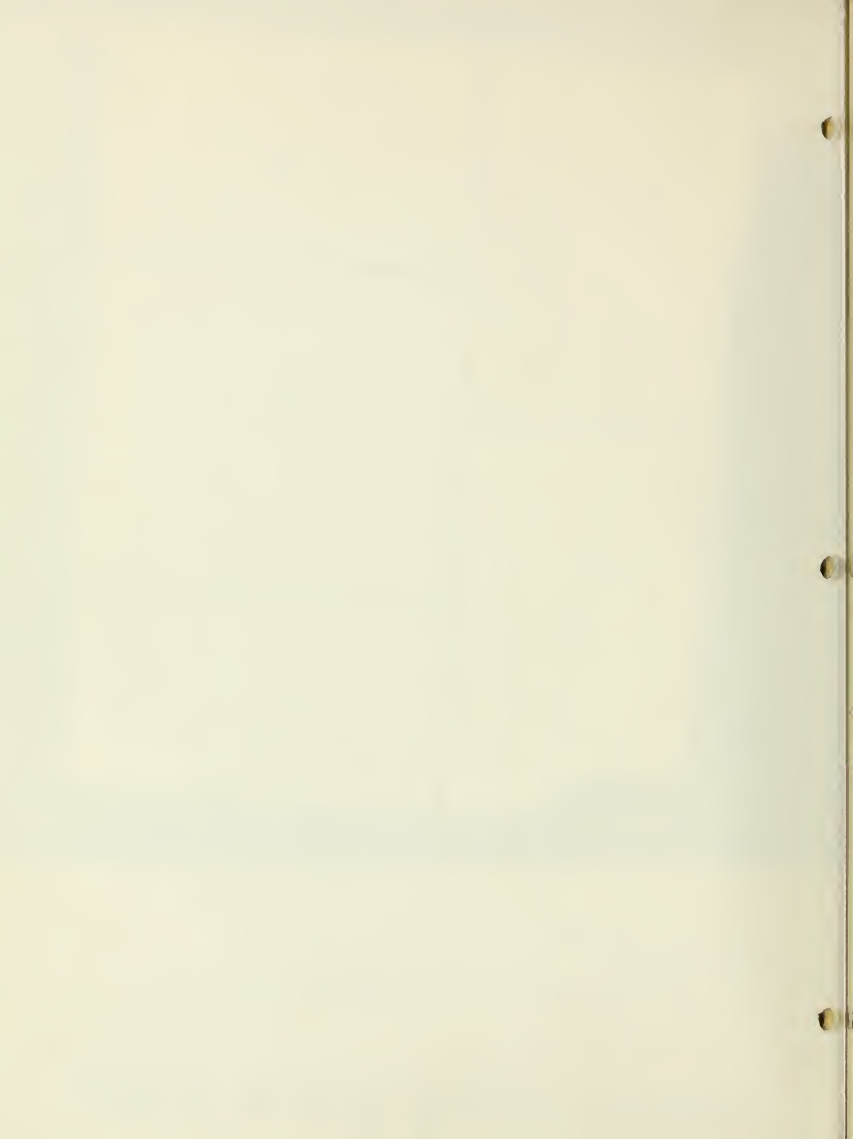
C E N S U S T R A C T

Programming Area 15

Source: 1960 Census Tracts, San Francisco Department of City Planning

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S E C T I O N 1

T O P O G R A P H Y A N D L A N D U S E

The following maps and tables, developed by the San Francisco Department of City Planning, contain detailed topographical and land use information. The maps are at a scale of: 1" = 1500'.

The first map in the series shows the topography of the Programming Area, superimposed over the street pattern. Contours are drawn at 50' intervals.

The remaining maps indicate the land use pattern in the Programming Area as recorded in the Department's 1961-1964 Land Use Survey. Separate maps are provided for five basic categories: Residential, Secondary Residential, Commercial, Industrial and Vacant. All uses are indicated on a parcel-by-parcel basis. The table on the reverse of this page shows the distribution of total land use in San Francisco by detailed categories from both the

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LAND USE DATA - CITY-WIDE
Compiled from the 1947-48 and 1961-64 Land Use Surveys
Areas in Acres

Land Use Category	1961-64 Land Use	1947-48 Land Use	Percentages of 1961-64 Land Use by	
			City-Wide Net Acreage	Category Heading
Gross Area of City	30,095.00			
Net Area of City	22,601.49	22,284.99	100.0%	
RESIDENCE TOTAL	9,037.11	8,239.65	40.0	100.0%
Single Family Detached	1,810.07	2,089.17	8.0	20.0
Single Family Row	4,406.41	3,586.52	19.5	48.7
Two Family	1,114.50	1,020.49	4.9	12.3
Three to Four Family	475.16	442.68	2.1	5.3
Five to Nine Family	312.95	235.90	1.4	3.5
Ten Family & Over	512.78	370.56	2.3	5.7
Rooming & Boarding Houses	33.46	44.64	.1	.4
Hotel & Motel	42.61	22.66	.2	.5
Public Housing	329.17	427.03	1.5	3.6
COMMERCE TOTAL	1,478.00	1,232.57	6.5	100.0%
Retail & Offices	931.82	819.52	4.1	63.0
Gas Station	108.48	91.41	.5	7.3
Commercial Garage	64.17	80.89	.3	4.3
Wholesale	20.98	54.74	.1	1.4
Parking, Used Car Lot	303.57	92.08	1.3	20.5
Other Open Air Commerce	48.98	93.93	.2	3.3
INDUSTRY TOTAL	1,463.89	1,253.96	6.5	100.0%
Structural Light	551.87	443.73	2.4	37.7
" Intermediate	315.21	254.99	1.4	21.5
" Heavy	162.08	261.53	.7	11.1
Open Air Light	83.65	35.47	.4	5.7
" Intermediate	218.59	159.19	1.0	14.9
" Heavy	132.49	99.05	.6	9.1
UTILITY TOTAL	954.19	1,071.57	4.2	100.0%
Trucks & Bus Terminals	3.98	26.81	-	.4
Railroad Tracks & Terminals	280.45	300.39	1.2	29.4
Lakes & Reservoirs	585.28	674.84	2.6	61.3
Other Utilities	84.48	69.53	.4	8.9
INSTITUTION TOTAL	439.65	352.32	1.9	100.0%
Private & Parochial Schools	143.26	91.40	.6	32.6
Homes & Hospitals	123.18	156.17	.5	28.0
Churches, Convents, etc.	129.49	86.06	.5	29.4
Other Institutional Uses	43.72	18.69	.2	9.9
PUBLIC TOTAL	6,593.94	5,397.51	29.2	100.0%
Public Recreation	2,946.83	2,370.83	13.0	44.7
Public Schools	544.66	300.77	2.4	8.3
Other Public Uses	3,102.45	2,725.91	13.7	47.1
PRIVATE RECREATION	363.57	298.26	1.6	100.0%
VACANT TOTAL	2,271.14	4,439.15	10.0	100.0%

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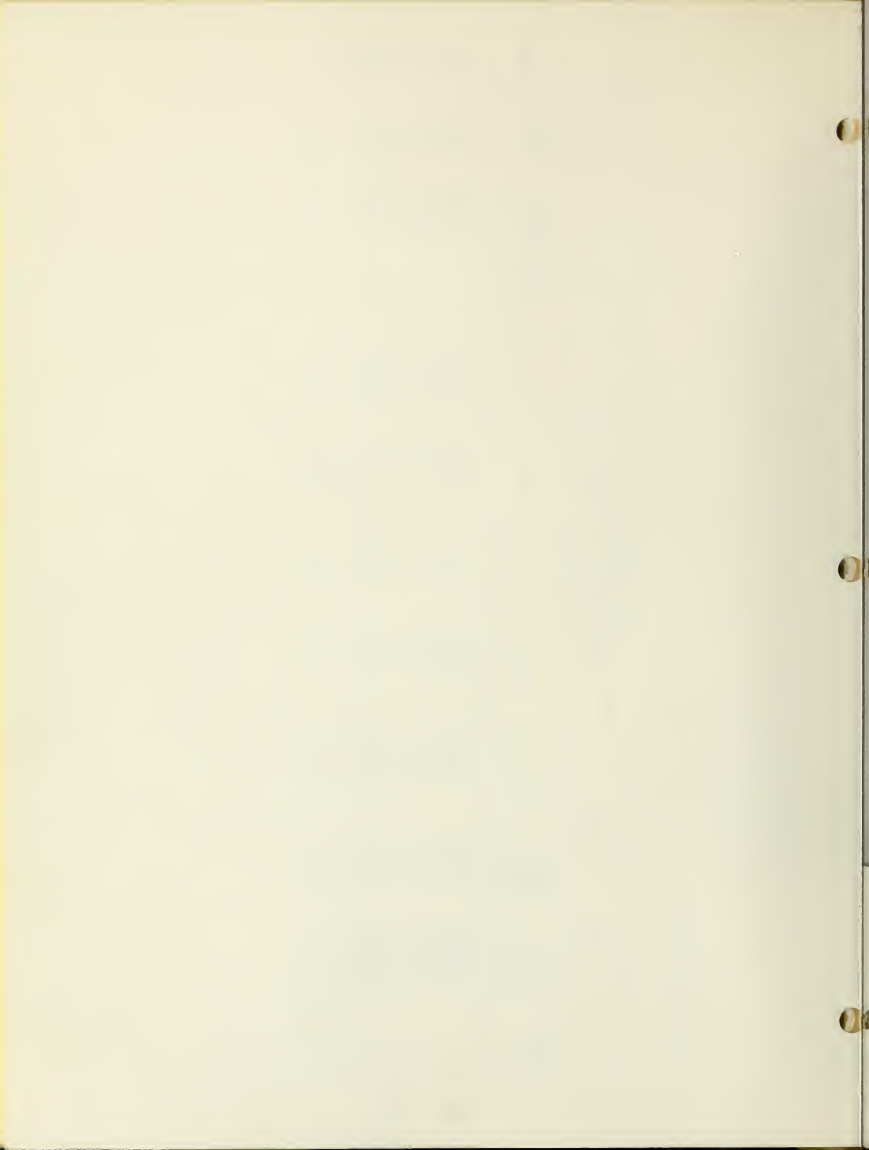
1961-1964 and the 1947-1948 end use surveys. The table on the next page shows 1961-1964 survey data for all Census Tracts in this Programming Area. Further tabular information is contained in: The Use of Land in San Francisco, San Francisco Department of City Planning, October 1964.

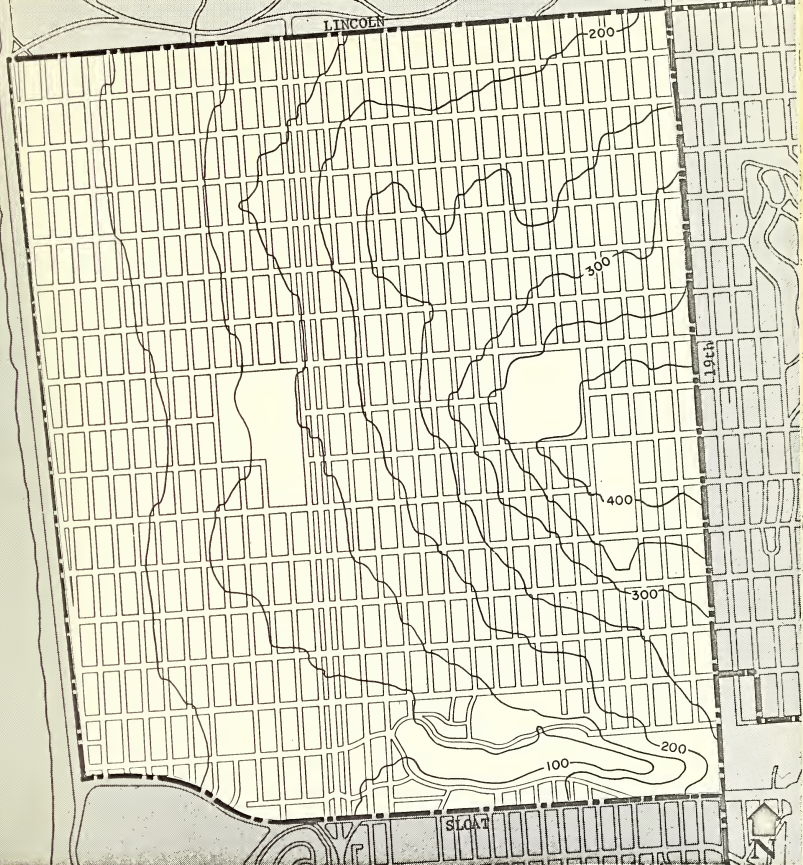
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PROGRAMMING AREA 15

San Francisco
Summary Land Use Data by Census Tracts
1961-64 Land Use Survey
(in acres)

Census Tract	Total Gross Acreage	Total Net Acreage	Residence	Commerce	Industry	Utility	Institution	Recreation		Other
								Private	Public	
P 1	428.42	286.71	252.20	14.42	.42	1.08	4.63	9.81	2.98	1.17
P 2	592.81	413.51	317.65	16.56	1.05	34.43	2.35	16.37	21.66	3.44
P 3A	378.02	274.51	169.87	8.01	.46	.06	9.21	83.84	2.12	.94
Q 1A	484.78	329.38	278.60	9.74	.62	.05	3.73	13.91	18.59	4.14
Q 1B	448.70	303.16	242.48	7.54	.33		2.20	20.62	28.47	1.52
Total										
P.A. 15	2,332.73	1,607.27	1,260.80	56.27	2.88	35.62	22.12	144.55	73.82	11.21





TOPOGRAPHY

Programming Area 15

Source: San Francisco Department of City Planning

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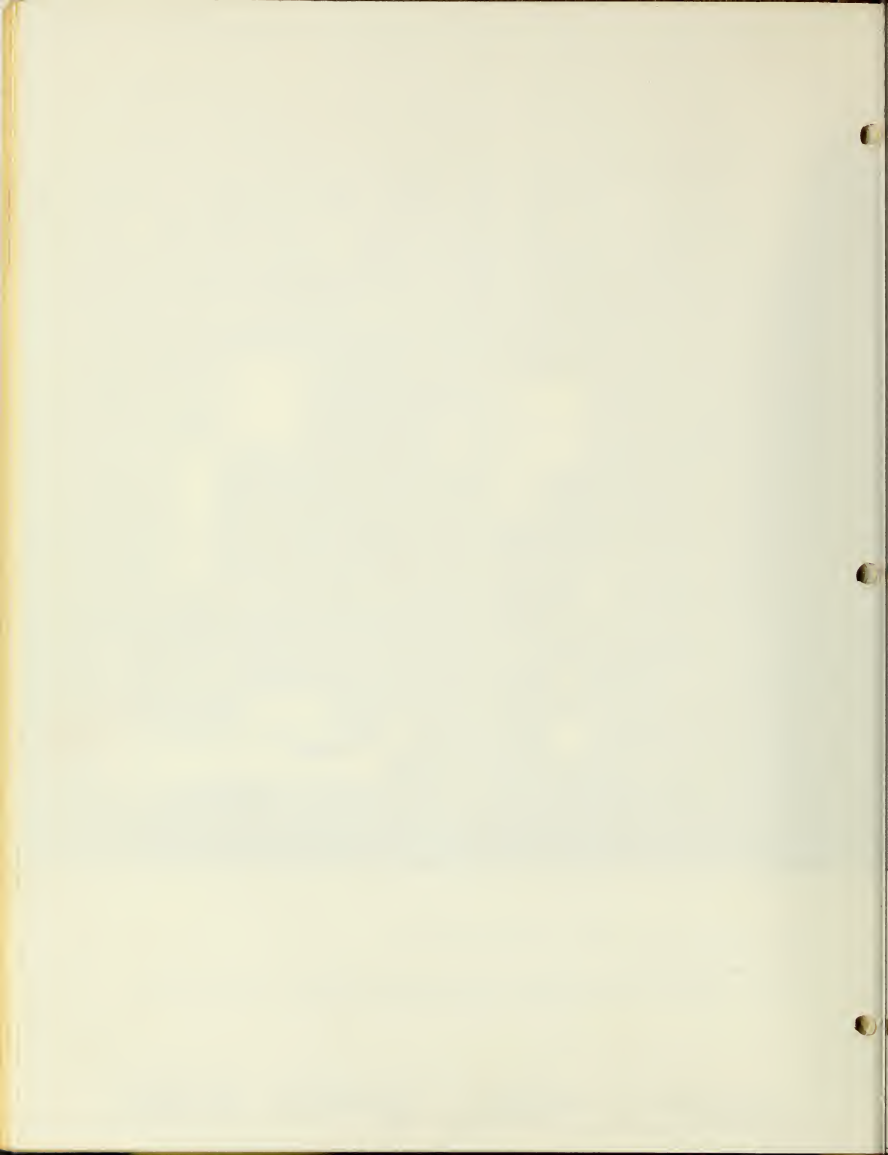
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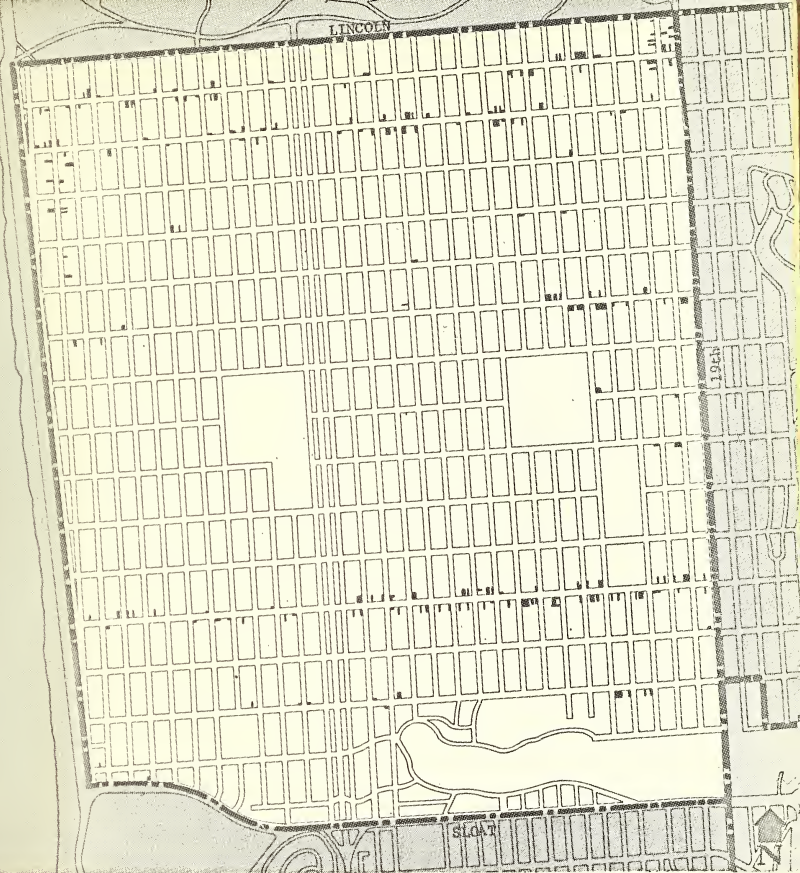


LAND USED FOR RESIDENCE

Programming Area 15

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning





SECONDARY RESIDENTIAL USE

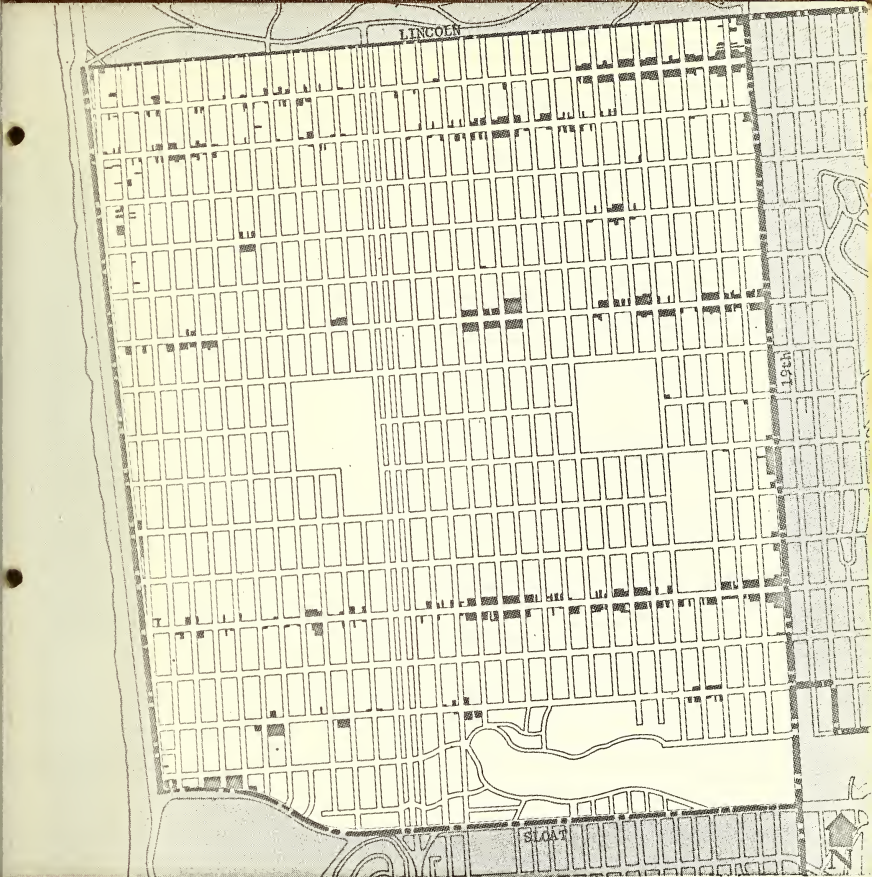
Programming Area 15

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

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COMMUNITY RENEWAL PROGRAM

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LAND USED FOR COMMERCE

Programming Area 15

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

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VACANT LAND

Programming Area 15

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

SECTION 2

HOUSEHOLDS AND HOUSING COMPOSITION, 1960, BY CRP NEIGHBORHOOD

Normally, the Bureau of the Census publishes housing and household characteristics data on a "single-attribute" basis. Census publications show separately, for example, the total number of Negro households with an annual income of less than \$4,000, and the total number of households with 3 to 4 persons. They do not show, however, the precise number that share each of these characteristics; that is, the number of Negro households which earn less than \$4,000 and have 3 to 4 persons. Yet, this latter type of information - data presented on a "cross-tabulated" basis - is much more useful for analytical purposes. It permits the identification of needs and conditions in a more precise and meaningful way. It allows researchers to understand a great deal more about what an area is like, what changes it is likely to experience and what might be done to solve problems and take advantage of opportunities.

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For these reasons, a special Census Computer Tape was ordered as a part of the San Francisco CRP study. Summary outputs from this tape are provided for each Neighborhood in the Programming Area on the following pages.

The special Census Tape is unique in the amount of detailed information it provides. It includes information not only on the relationship of all household characteristics to each other, but also the relationship of all housing characteristics to each other and in turn, of all household characteristics to all housing characteristics. Thus, it identifies in a very precise way, the types of families that lived in San Francisco in 1960 and the number of the various housing types they occupied. The data is not broken down on so fine a basis, however, as to permit disclosure of the characteristics of individual households and structures.

The summary information from the tape for this Programming Area is presented in several sets of tables. In order, there is a set of tables for the City as a whole, the Programming Area as a whole, and then a comparable set for each Neighborhood in the area. The data presented in these tables are similar to those on the tape itself but are not disaggregated so finely, and do not include as much detailed information as to which households live in which housing types.

Table 1 in each set describes all households according to income, race and household type-size. Table 2 shows all rental housing units by rent level, condition, structure type and unit size. Table 3 is similar to Table 2, but covers owner-occupied, single-family homes. Tables 4 and 5 are concerned with particular rental housing-condition relationships. The former is a cross-tabulation of the condition of housing units by the age of those units. The latter shows condition by overcrowding ("persons/room"). Table 6 indicates the racial composition and type-size of households which occupy substandard units - an especially important body of information in that these are the people who will be primarily affected by most future renewal efforts. Table 7 shows the relationship of household type and income to rent paid for housing.

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An eighth table is included in the City and Programming Area sets but not for the individual Neighborhoods. This table shows an even more detailed breakdown of the 1960 housing units by 23 type-size-tenure categories and 4 condition categories. These categories, called "j" and "c" types respectively, were used as the basic housing type and condition accounts in the CRP simulation model and in many other aspects of CRP housing analysis.

In the summary tables, the following definitions and notes apply; all other material should be self-explanatory.

1. In Tables 2, 3, 4 & 5, Condition 4 includes all dilapidated units and deteriorating units with one or more plumbing facilities missing; Condition 3 includes deteriorating units with no facilities missing and sound units with one or more facilities missing; Conditions 1 and 2 include the remaining units - that is, sound units with no facilities missing.

2. In Table 1 "HEAD UNDER 35", "HEAD 35-59" and "HEAD OVER 60" refer to the age of the head of the household.

3. In Tables 1, 6 and 7, "3+ PERS", "2-4 PERS", etc. refer to the total number of persons in the household. "NO CH" defines households in which there are no children under 18 years of age. "W/CH" means that one or more of such children are in the household.

4. In Table 7, "LT \$ 4" means Less Than \$40 Rent per month; "GT \$ 4" means Greater Than \$40 Rent per month; etc.

5. In the eighth table - housing unit inventory data for the Total City and Total Programming Area only - condition classes are the same as described in Note 1. above. The "J Type" - housing unit type - entries are headed in the following way: "SF/Rent/1-2" or "2-4/Own/1-4". In these headings the number or letters before the first slash refer to the type of structure; e.g., Single Family or 2-4 units. The words Rent or Own refer

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to the tenure of the unit. The numbers following the last slash refer to the number of rooms per unit.

The table below shows the relationship of the Census Tape to the Summary Tables as to level of detail.

Attribute	No. of Classes	No. of Classes
	(Census Tape)	(Summary Tables 1-7)
<hr/>		
HOUSEHOLDS		
Size (No. of Persons)	6	5
Type	5	2
Income	15	5
Age of Head	3	3
Race	4	3
<hr/>		
HOUSING UNITS		
Size (No. of Rooms)	7	3
Structure Type	3	3
Rent	11	5
Value	10	5
Age	6	4
Tenure	2	2
Condition	9	3
<hr/>		

The special Census tables included in this report are but a few of the outputs which can be obtained from the computer tape.

Copies of five additional tables for each Neighborhood and Programming Area are on file with the Department of City Planning. These tables provide additional and more detailed information than the summary tables included herein.

Table 1, entitled "Living Conditions in Rental Housing Units" provides a cross-tabulation of the following attributes in rental units: persons per

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room (4 classes), housing condition (4 classes), household income (12 classes), and rent paid (7 classes). For example, from this table it could be determined on a Neighborhood basis how many households earning between \$2,000 and \$3,000 live in rental units renting between \$40 and \$59 and which are overcrowded and seriously substandard.

Table 2, entitled "Living Conditions in Owner-Occupied Housing Units" is similar to Table 1 except that it relates to owner-occupied single-family structures and substitutes 5 classes of dwelling value for the 7 classes of rent paid.

Table 3, entitled "Characteristics of Rental Housing Stock" cross-correlates structure types (3 classes), number of rooms per unit (3 classes), rent paid (7 classes), housing condition (3 classes), and age of structure (4 classes).

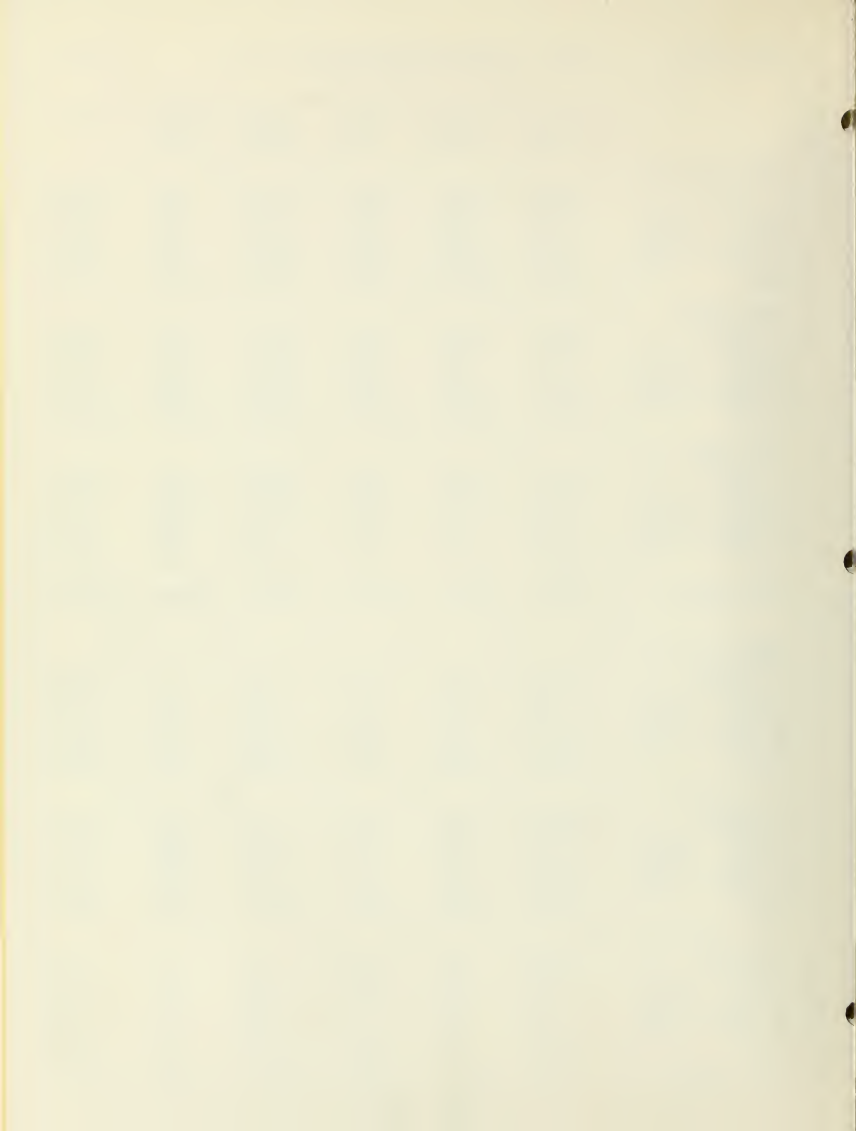
Table 4, entitled "Characteristics of Single-Family, Owner-Occupied Structures" is similar to Table 3 except that it contains 5 classes of dwelling value for the 7 classes of rent paid.

Table 5 is entitled "Characteristics of Occupants of Substandard Housing". This table cross-correlates separately for occupants of substandard housing and seriously substandard housing the following attributes: (a) income (6 classes), (b) race (3 classes), (c) occupation (5 classes), (d) household size (5 classes), and (e) age (3 classes).

In addition to these tables, the tape itself has been deposited with the Department of City Planning whose staff will be able, thereby, to obtain additional "cross-tabulations" for more detailed and special purpose analyses.

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	INCOME					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	6885	4364	1405	640	208	13502
2 PERS - NO CH	1931	2496	2926	3891	989	12233
3+PERS - NO CH	192	205	242	572	886	2097
2-4PERS - W/CH	3228	4022	3540	2353	708	13851
5+ PERS - W/CH	862	1444	1603	1276	451	5636
TOTAL	13098	12531	9716	8732	3242	47319
HEAD 35-59						
1 PERSON	16737	11450	4179	2057	958	35381
2 PERS - NO CH	4221	6355	7212	10195	5603	33586
3+PERS - NO CH	467	817	1372	3501	3720	9877
2-4PERS - W/CH	4087	5229	6344	7354	4301	27315
5+ PERS - W/CH	1024	2330	3432	4275	3243	14304
TOTAL	26536	26181	22539	27382	17025	120463
HEAD OVER 60						
1 PERSON	29185	5160	1691	1086	761	37883
2 PERS - NO CH	11502	6512	5431	4763	3500	31708
3+PERS - NO CH	1050	1087	1541	2487	2618	8783
2-4PERS - W/CH	737	506	370	488	442	2549
5+ PERS - W/CH	104	144	110	316	330	1004
TOTAL	42578	13409	9149	9140	7651	81927
GRAND TOTAL	82212	52121	41404	45254	28718	249709
NEGRO						
HEAD UNDER 35						
1 PERSON	850	261	25	11	6	1153
2 PERS - NO CH	380	310	226	153	10	1079
3+PERS - NO CH	56	17	36	66	24	199
2-4PERS - W/CH	1517	559	230	185	24	2515
5+ PERS - W/CH	917	638	275	161	16	2005
TOTAL	3720	1785	790	576	80	6951
HEAD 35-59						
1 PERSON	2088	410	136	5	10	2649
2 PERS - NO CH	973	952	632	513	100	3170
3+PERS - NO CH	128	269	264	312	224	1197
2-4PERS - W/CH	1028	768	586	387	131	2900
5+ PERS - W/CH	765	831	684	595	244	3119
TOTAL	4982	3230	2302	1812	709	13035
HEAD OVER 60						
1 PERSON	741	39	26	5	0	811
2 PERS - NO CH	359	144	108	41	10	662
3+PERS - NO CH	44	52	46	43	15	200
2-4PERS - W/CH	104	48	39	22	0	213
5+ PERS - W/CH	22	26	15	18	22	103
TOTAL	1270	309	234	129	47	1989
GRAND TOTAL	9972	5324	3326	2517	836	21975



	-----INCOME-----					
	\$ 0	\$4000	\$6000	\$8000	\$12000	TOTAL
	-3999	-5999	-7999	-11999	OVER	
OTHER RACES						
HEAD UNDER 35						
1 PERSON	740	323	67	18	17	1165
2 PERS - NO CH	262	198	198	254	87	999
3+PERS - NO CH	20	19	10	56	48	153
2-4PERS - W/CH	461	423	299	332	50	1565
5+ PERS - W/CH	159	284	161	189	68	861
TOTAL	1642	1247	735	849	270	4743
HEAD 35-59						
1 PERSON	1926	588	151	29	11	2705
2 PERS - NO CH	441	400	264	235	59	1399
3+PERS - NO CH	86	108	186	287	209	876
2-4PERS - W/CH	737	639	546	595	182	2699
5+ PERS - W/CH	596	812	740	821	414	3383
TOTAL	3786	2547	1887	1967	875	11062
HEAD OVER 60						
1 PERSON	1820	75	22	6	0	1923
2 PERS - NO CH	353	179	58	54	10	654
3+PERS - NO CH	63	104	101	169	191	628
2-4PERS - W/CH	104	83	23	26	5	241
5+ PERS - W/CH	0	67	47	69	47	230
TOTAL	2340	508	251	324	253	3676
GRAND TOTAL	7768	4302	2873	3140	1398	19481
TOTAL						
HEAD UNDER 35						
1 PERSON	8475	4948	1497	669	231	15820
2 PERS - NO CH	2573	3004	3350	4298	1086	14311
3+PERS - NO CH	268	241	288	694	958	2449
2-4PERS - W/CH	5206	5004	4069	2870	782	17931
5+ PERS - W/CH	1938	2366	2037	1626	535	8502
TOTAL	18460	15563	11241	10157	3592	59013
HEAD 35-59						
1 PERSON	20751	12448	4466	2091	979	40735
2 PERS - NO CH	5635	7707	8108	10943	5762	38155
3+PERS - NO CH	681	1194	1822	4100	4153	11950
2-4PERS - W/CH	5852	6636	7476	8336	4614	32914
5+ PERS - W/CH	2385	3973	4856	5691	3901	20806
TOTAL	35304	31958	26728	31161	19409	144560
HEAD OVER 60						
1 PERSON	31746	5274	1739	1097	761	40617
2 PERS - NO CH	12214	6835	5597	4858	3520	33024
3+PERS - NO CH	1157	1243	1688	2699	2824	9611
2-4PERS - W/CH	945	637	438	536	447	3003
5+ PERS - W/CH	126	237	172	403	399	1337
TOTAL	46188	14226	9634	9593	7951	87592
GRAND TOTAL	99952	61747	47603	50911	30952	291165

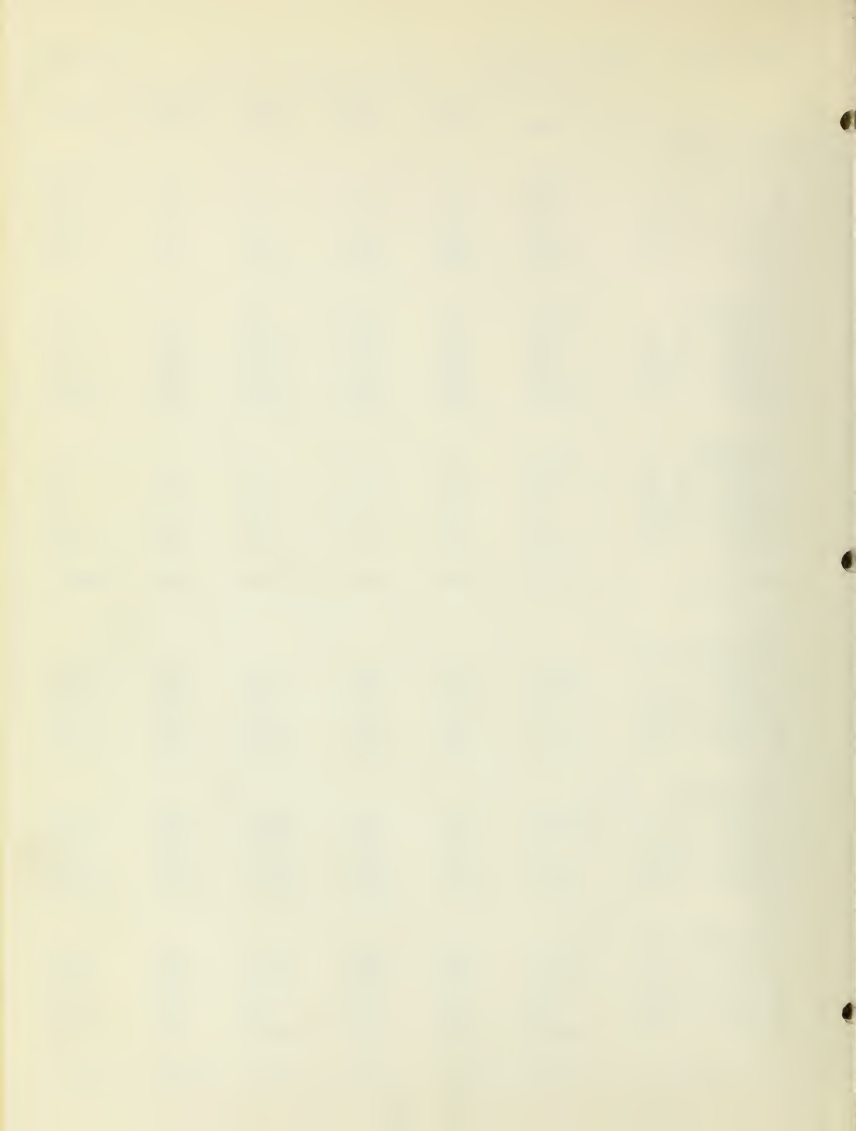
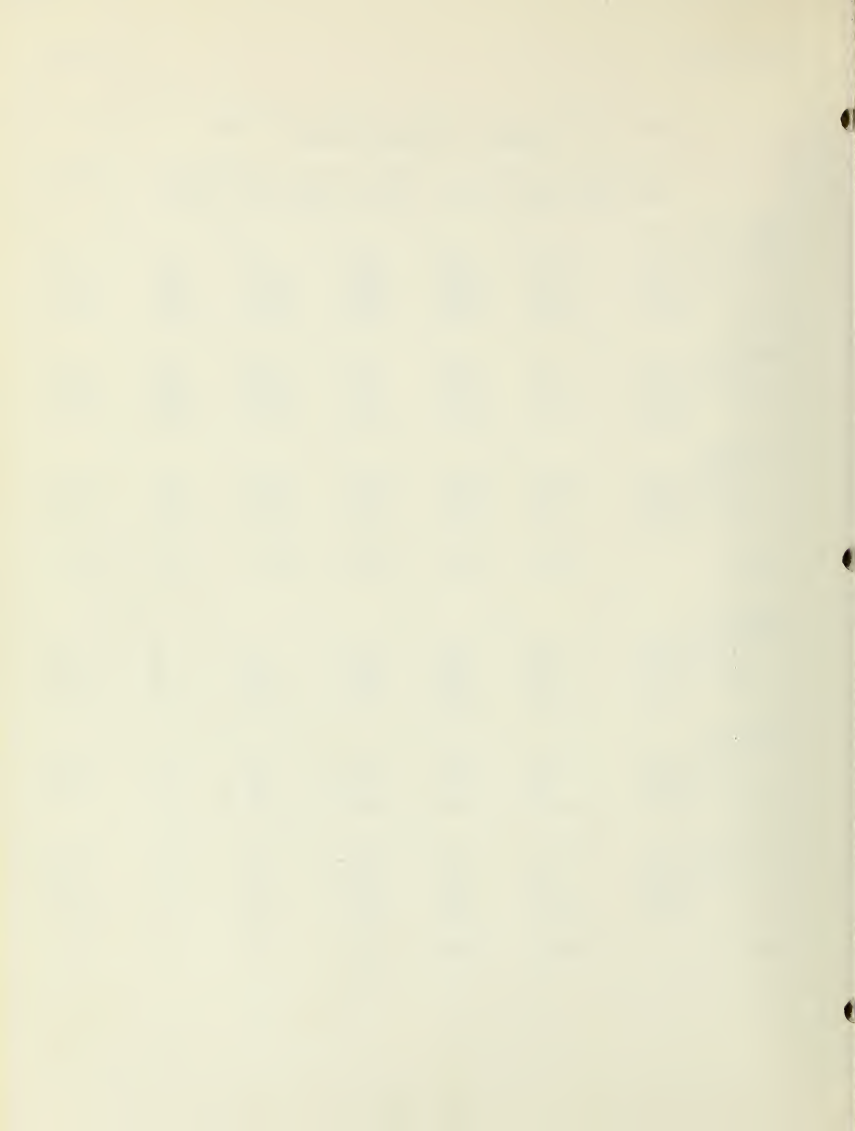


TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT -----					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	259	876	321	82	20	1558
3-4 ROOMS	666	3845	3564	1991	202	10268
5+ ROOMS	807	2952	3834	3374	1097	11664
TOTAL	1732	7273	7719	5447	1319	23490
2-4 UNITS						
1-2 ROOMS	499	2100	676	162	20	3457
3-4 ROOMS	1160	10021	7999	2500	491	22171
5+ ROOMS	790	4642	7601	4292	1377	18702
TOTAL	2449	16763	16276	6954	1888	44330
5+ UNITS						
1-2 ROOMS	2263	20115	11619	1529	439	35965
3-4 ROOMS	2350	13901	15447	9334	2529	43561
5+ ROOMS	414	2077	1739	1250	1771	7251
TOTAL	5027	36093	28805	12113	4739	86777
TOTAL	9208	60129	52800	24514	7946	154597
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	222	144	26	5	0	397
3-4 ROOMS	100	696	226	17	0	1039
5+ ROOMS	63	401	290	107	0	861
TOTAL	385	1241	542	129	0	2297
2-4 UNITS						
1-2 ROOMS	777	648	86	4	0	1515
3-4 ROOMS	371	2247	561	30	15	3224
5+ ROOMS	92	670	794	81	6	1643
TOTAL	1240	3565	1441	115	21	6382
5+ UNITS						
1-2 ROOMS	13092	7247	1067	90	36	21532
3-4 ROOMS	416	1661	440	42	24	2583
5+ ROOMS	54	174	209	57	9	503
TOTAL	13562	9082	1716	189	69	24618
TOTAL	15187	13888	3699	433	90	33297



TOTAL CITY
RENTAL HOUSING STOCK COMPOSITION 1960 (CONTD)

PAGE 2

(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	154	53	5	5	0	217
3-4 ROOMS	58	173	26	5	5	267
5+ ROOMS	5	96	26	12	3	142
TOTAL	217	322	57	22	8	626
2-4 UNITS						
1-2 ROOMS	305	212	15	0	5	537
3-4 ROOMS	113	417	87	15	4	636
5+ ROOMS	20	145	113	18	0	296
TOTAL	438	774	215	33	9	1469
5+ UNITS						
1-2 ROOMS	7370	1373	65	5	21	8634
3-4 ROOMS	178	553	71	12	3	817
5+ ROOMS	27	61	37	11	6	142
TOTAL	7575	1987	173	28	30	9793
TOTAL	8230	3083	445	83	47	11888
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	635	1073	352	92	20	2172
3-4 ROOMS	824	4714	3816	2013	207	11574
5+ ROOMS	875	3049	4150	3493	1100	12667
TOTAL	2334	8836	8318	5598	1327	26413
2-4 UNITS						
1-2 ROOMS	1581	2960	777	166	25	5509
3-4 ROOMS	1644	12685	8647	2545	510	26031
5+ ROOMS	902	5457	8508	4391	1383	20641
TOTAL	4127	21102	17932	7102	1916	52181
5+ UNITS						
1-2 ROOMS	22725	28735	12751	1624	496	66331
3-4 ROOMS	2944	16115	15958	9388	2556	46961
5+ ROOMS	495	2312	1985	1318	1786	7896
TOTAL	26164	47162	30694	12330	4838	121188
TOTAL	32625	77100	56944	25030	8083	199782



TOTAL CITY

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

-----VALUE-----						
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	TOTAL
CONDITION 1-2						
1-2 ROOMS	20	36	24	31	28	139
3-4 ROOMS	1570	4729	2616	520	402	9837
5+ ROOMS	2321	15898	26264	12884	12046	69413
TOTAL	3911	20663	28904	13435	12476	79389
CONDITION 3						
1-2 ROOMS	5	5	5	4	0	19
3-4 ROOMS	284	231	63	27	5	610
5+ ROOMS	355	766	303	82	45	1551
TOTAL	644	1002	371	113	50	2180
CONDITION 4						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	110	16	0	0	0	126
5+ ROOMS	58	58	10	0	0	126
TOTAL	173	74	10	0	0	257
TOTAL						
1-2 ROOMS	30	41	29	35	28	163
3-4 ROOMS	1964	4976	2679	547	407	10573
5+ ROOMS	2734	16722	26577	12966	12091	71090
TOTAL	4728	21739	29285	13548	12526	81826
GRAND TOTAL	9456	43478	58570	27096	25052	163652

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE



TOTAL CITY

TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	109722	18494	13023	13358	154597
CONDITION 3	31190	1306	623	178	33297
CONDITION 4	11529	296	44	19	11888
ALL CONDITIONS	152441	20096	13690	13555	199782

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	74015	61949	10411	785	147160
CONDITION 3	6498	20455	2807	155	29915
CONDITION 4	2128	7175	1043	82	10428
ALL CONDITIONS	82641	89579	14261	1022	187503

** = INDETERMINATE. 6+PEOPLE, 7+ROOMS.

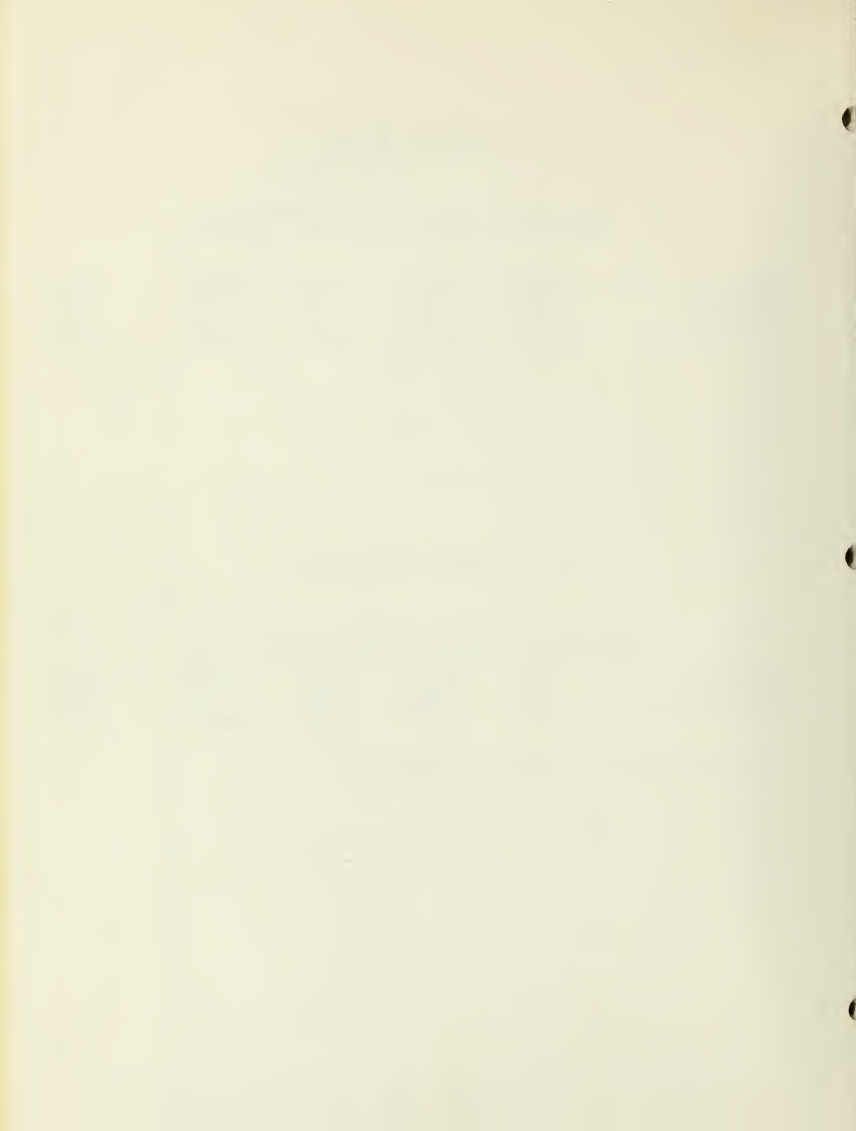
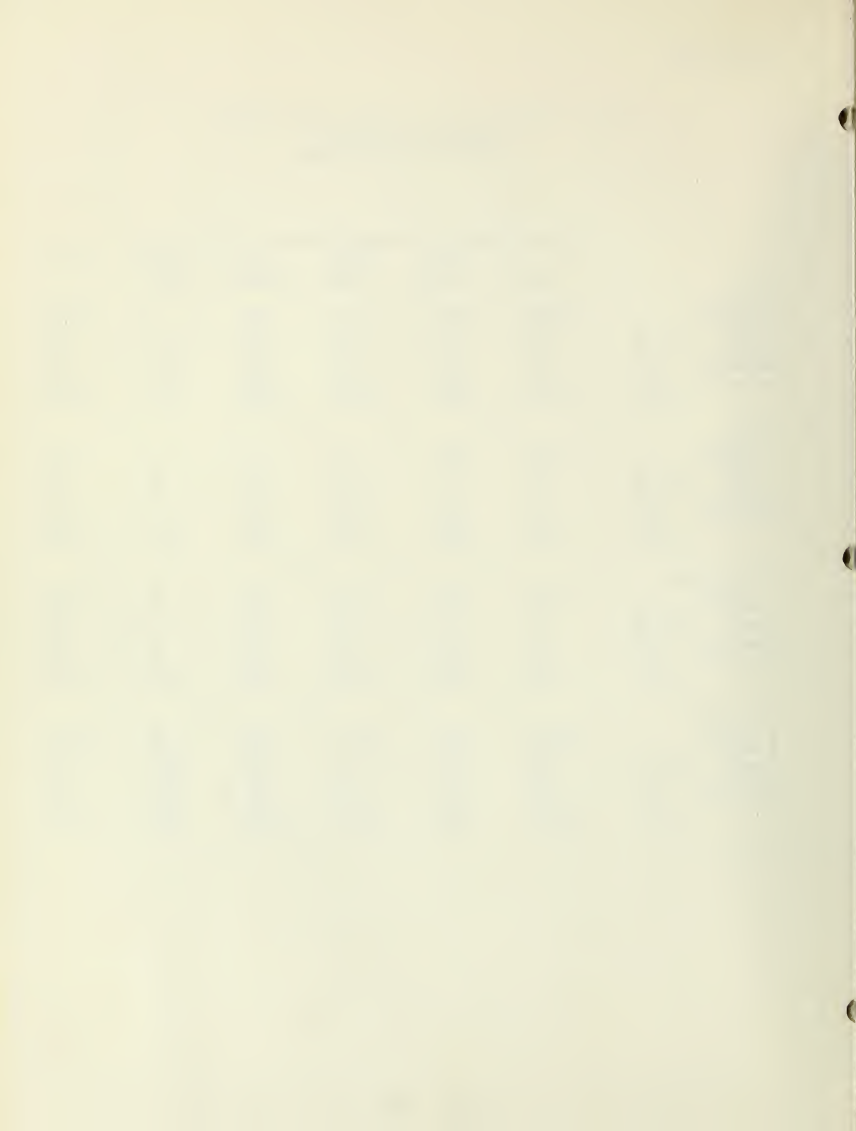


TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
1 PERSON	17357	3622	1072	386	92	22529
2 PERS - NO CH	1699	984	632	438	98	3851
3+PERS - NO CH	121	115	194	284	182	896
2-4PERS - W/CH	1097	872	457	392	140	2958
5+ PERS - W/CH	340	466	468	311	96	1681
TOTAL	20614	6059	2826	1811	608	31915
NEGRO						
1 PERSON	2167	266	64	6	6	2509
2 PERS - NO CH	584	333	198	82	21	1218
3+PERS - NO CH	75	78	113	80	39	385
2-4PERS - W/CH	799	332	142	62	5	1340
5+ PERS - W/CH	397	288	221	134	77	1117
TOTAL	4022	1297	738	364	148	6569
OTHER RACES						
1 PERSON	3507	425	117	17	0	4066
2 PERS - NO CH	399	171	107	75	6	758
3+PERS - NO CH	11	38	70	85	54	258
2-4PERS - W/CH	319	175	99	40	5	638
5+ PERS - W/CH	92	194	113	79	49	527
TOTAL	4328	1003	506	296	114	6247
ALL RACES						
1 PERSON	23031	4313	1253	409	98	29104
2 PERS - NO CH	2682	1488	937	595	125	5827
3+PERS - NO CH	207	231	377	449	275	1539
2-4PERS - W/CH	2215	1379	698	494	150	4936
5+ PERS - W/CH	829	948	802	524	222	3325
TOTAL	28964	8359	4067	2471	870	44731



TOTAL CITY

TABLE 7. RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

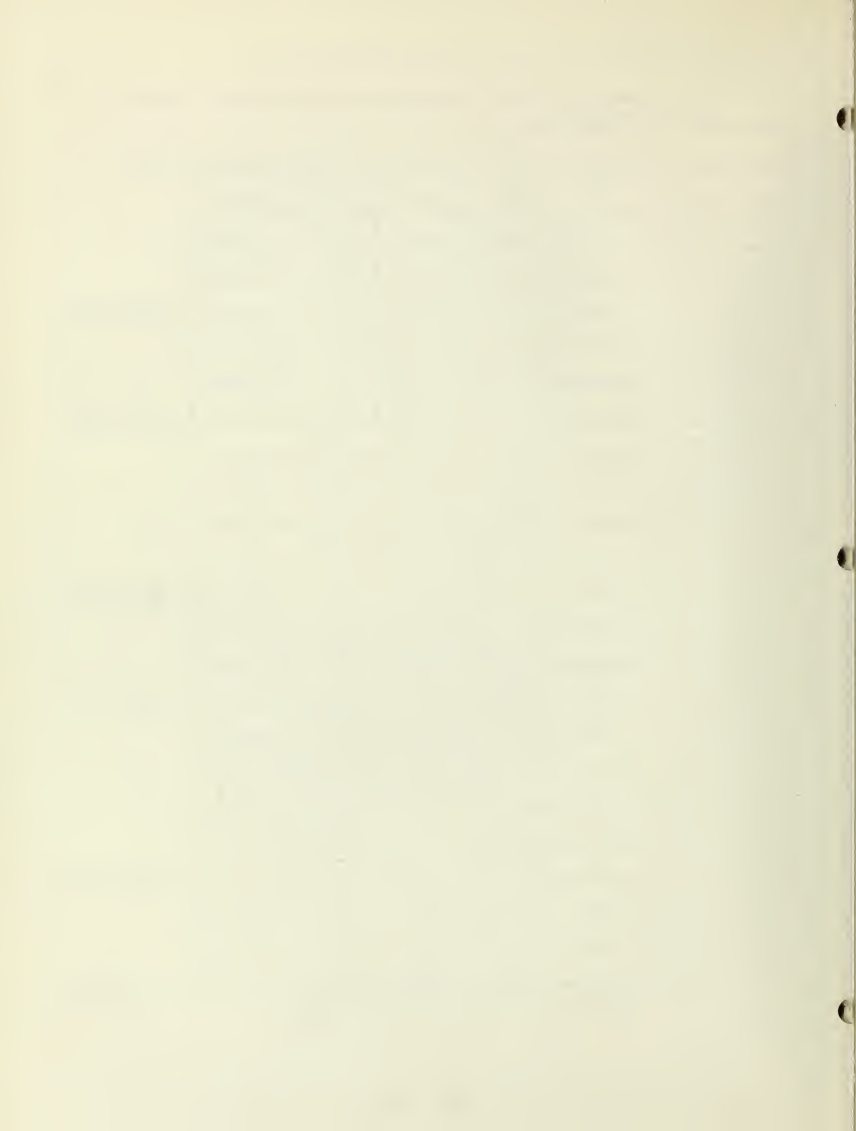
INCOME	RENT	-----HOUSEHOLD SIZE-----					TOTAL
		1 PERS	2PERS	3+PERS	2-4PERS	5+PERS	
			NO CH	NO CH	W/CH	W/CH	
\$0-1999	LT \$ 4	12719	806	49	376	113	14063
	GT \$ 4	16383	3602	280	3389	890	24544
\$2-2999	LT \$ 4	3348	441	21	222	111	4143
	\$ 40- 6	3301	1066	52	799	399	5617
	GT \$ 6	4439	1878	188	1307	434	8246
\$3-3999	LT \$ 6	5667	1802	179	1352	736	9736
	\$ 60- 8	3736	1483	150	1167	585	7121
	GT \$ 8	2221	1075	160	928	300	4684
\$4-4999	LT \$ 8	8964	3574	290	2927	1576	17331
	\$ 80-10	1883	864	66	620	298	3731
	GT \$10	921	784	131	370	186	2394
\$5-5999	LT \$10	7337	4913	575	3693	1956	18474
	\$100-12	469	467	72	414	113	1535
	GT \$12	414	435	109	240	123	1321
\$6-6999	LT \$12	3960	4830	695	3370	1791	14646
	\$120-14	111	85	27	39	14	276
	GT \$14	273	388	69	193	122	1045
\$7-7999	LT \$14	2145	4369	746	2534	1108	10902
	GT \$14	164	309	55	135	68	731
\$8-8999	LT \$15	87	136	45	55	24	347
	GT \$15	1163	3622	678	1859	1032	8354
\$9-9999	LT \$15	56	142	61	67	10	336
	GT \$15	788	3099	693	1350	793	6723
GT10000	LT \$15	597	2125	897	470	240	4329
	GT \$15	1995	7479	2958	2777	1665	16874
TOTAL		83141	49774	9246	30653	14689	187503

SAN FRANCISCO HOUSING INVENTORY

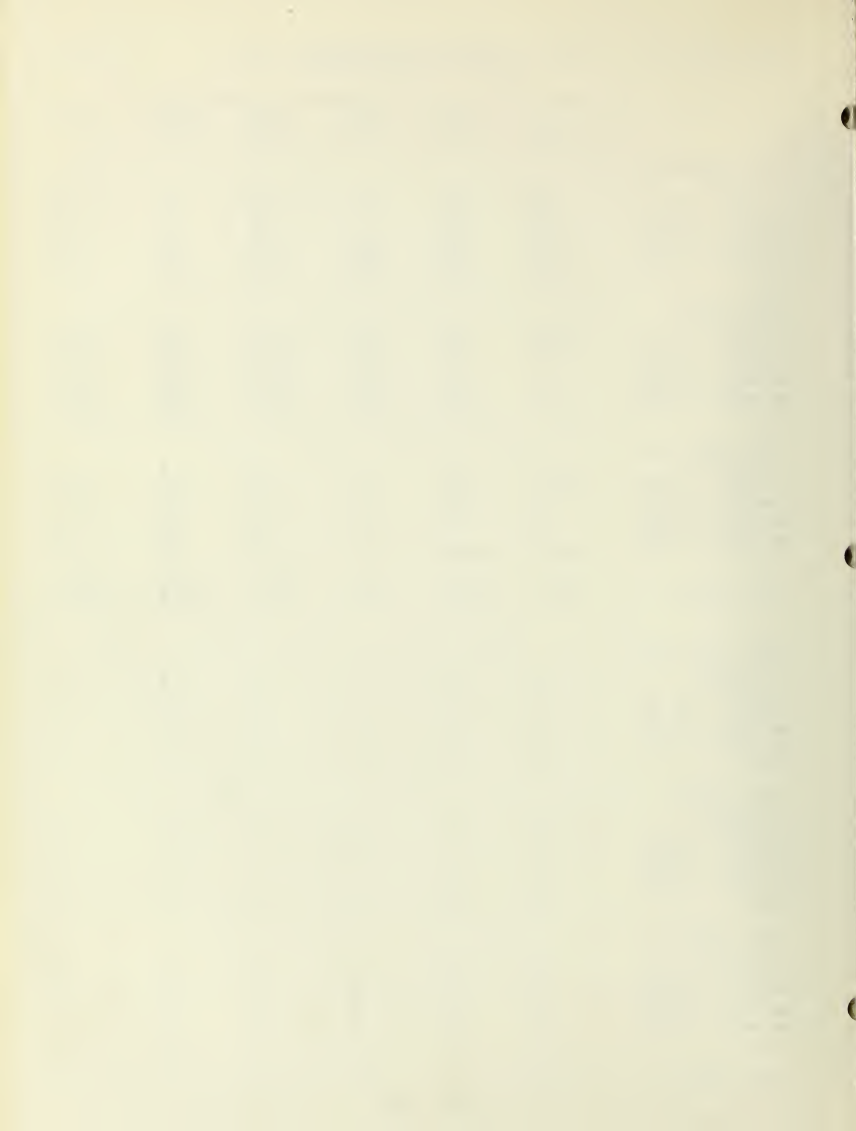
1960 Census of Housing Cross-Tab: San Francisco Community Renewal Program

Area: CITY TOTAL

J	Type	C1	C2	C3	C4	Total	Total
2	SF/Rent/1-2	99	1370	365	217	2051	
4	SF/Rent/3-4	2474	8587	1058	277	12,396	
6	SF/Rent/5-6	3761	6411	732	121	11025	
8	SF/Rent/7+	1564	1349	123	25	3061	28533
3	SF/Own/1-4	3072	6819	652	163	10706	
5	SF/Own/5-6	31,803	24584	1348	130	57865	
7	SF/Own/7+	10,237	2577	303	28	13145	81,716
12	2-4/Rent/1	225	837	722	234	2018	
14	2-4/Rent/2	266	2908	838	354	4366	
16	2-4/Rent/3-4	2884	18999	3209	631	25723	
18	2-4/Rent/5-6	4650	11938	1451	225	18264	
20	2-4/Rent/7+	1214	932	189	71	2406	52777
15	2-4/Own/1-4	1035	3214	424	62	4735	
17	2-4/Own/5-6	2736	6736	536	195	10203	
19	2-4/Own/7+	544	1388	115	12	2059	16,997
22	5+/Rent/1	462	8657	17576	6819	33514	
24	5+/Rent/2	1104	25794	4026	2073	32997	
26	5+/Rent/3-4	9809	30488	2649	854	43800	
28	5+/Rent/5-6	2529	3602	470	149	6750	
30	5+/Rent/7+	382	513	109	27	1031	118,092
25	Pub.Hsng/3-4	152	4689	45	0	4886	
27	Pub.Hsng/5-6	130	1648	30	0	1808	
29	Pub.Hsng/7+	5	30	0	0	35	6729
	Total	81,137	174,070	36,970	12,667		304,844



	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	97	112	20	10	16	255
2 PERS - NO CH	66	157	137	204	63	627
3+PERS - NO CH	16	15	0	44	47	122
2-4PERS - W/CH	165	333	396	339	85	1318
5+ PERS - W/CH	32	72	274	181	50	559
TOTAL	376	689	777	778	261	2681
HEAD 35-59						
1 PERSON	528	374	138	70	21	1131
2 PERS - NO CH	332	626	994	1418	633	4003
3+PERS - NO CH	24	79	165	611	648	1527
2-4PERS - W/CH	340	642	1289	1597	702	4570
5+ PERS - W/CH	50	202	569	757	432	2010
TOTAL	1274	1923	3155	4453	2436	13241
HEAD OVER 60						
1 PERSON	1140	132	72	65	5	1414
2 PERS - NO CH	1116	694	646	654	275	3385
3+PERS - NO CH	75	126	168	358	292	1019
2-4PERS - W/CH	81	51	45	75	41	293
5+ PERS - W/CH	6	0	10	33	40	89
TOTAL	2418	1003	941	1185	653	6200
GRAND TOTAL	4068	3615	4673	6416	3350	22322
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	7	0	0	7
TOTAL	0	0	7	0	0	7
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	5	5	0	0	0	10
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	5	11
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	5	5	6	0	5	21
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	5	5	13	0	5	28



	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	8	0	0	0	5	13
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	6	0	6	0	0	12
5+ PERS - W/CH	0	5	0	0	0	5
TOTAL	14	5	6	0	5	30
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	11	5	5	5	6	32
3+PERS - NO CH	0	7	0	6	6	19
2-4PERS - W/CH	5	22	7	29	6	69
5+ PERS - W/CH	7	13	15	11	13	57
TOTAL	23	47	25	51	31	177
HEAD OVER 60						
1 PERSON	6	0	0	0	0	6
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	6	5	0	11
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	6	0	6	5	0	17
GRAND TOTAL	43	52	37	56	36	224
TOTAL						
HEAD UNDER 35						
1 PERSON	97	112	20	10	16	255
2 PERS - NO CH	74	157	137	204	68	640
3+PERS - NO CH	16	15	0	44	47	122
2-4PERS - W/CH	171	333	402	339	85	1330
5+ PERS - W/CH	32	77	231	181	50	571
TOTAL	390	694	790	778	266	2918
HEAD 35-59						
1 PERSON	528	374	138	70	21	1131
2 PERS - NO CH	348	636	999	1423	639	4045
3+PERS - NO CH	24	86	165	617	654	1546
2-4PERS - W/CH	345	664	1302	1626	713	4650
5+ PERS - W/CH	57	215	582	768	445	2067
TOTAL	1302	1975	3186	4504	2472	13439
HEAD OVER 60						
1 PERSON	1146	132	72	65	5	1420
2 PERS - NO CH	1116	694	646	654	275	3385
3+PERS - NO CH	75	126	174	363	292	1030
2-4PERS - W/CH	81	51	45	75	41	293
5+ PERS - W/CH	6	0	10	33	40	89
TOTAL	2424	1003	947	1190	653	6217
GRAND TOTAL	4116	3672	4923	6472	3391	22574

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	11	52	50	0	0	113
3-4 ROOMS	6	173	267	323	5	774
5+ ROOMS	96	101	264	804	123	1388
TOTAL	113	326	581	1127	128	2275
2-4 UNITS						
1-2 ROOMS	11	112	60	5	0	188
3-4 ROOMS	11	100	402	311	26	653
5+ ROOMS	30	15	202	396	14	657
TOTAL	52	227	667	712	40	1698
5+ UNITS						
1-2 ROOMS	4	74	50	14	0	142
3-4 ROOMS	10	19	313	364	0	706
5+ ROOMS	0	0	5	14	0	19
TOTAL	14	93	368	392	0	867
TOTAL	179	646	1616	2231	168	4840
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	5	0	4	0	0	9
3-4 ROOMS	5	5	12	0	0	22
5+ ROOMS	0	6	6	0	0	12
TOTAL	10	11	22	0	0	43
2-4 UNITS						
1-2 ROOMS	0	4	5	0	0	9
3-4 ROOMS	0	22	0	5	0	27
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	26	5	5	0	36
5+ UNITS						
1-2 ROOMS	0	0	15	0	0	15
3-4 ROOMS	0	0	0	5	0	5
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	15	5	0	20
TOTAL	10	37	42	10	0	99



(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	5	6	0	0	11
5+ ROOMS	0	0	0	5	0	5
TOTAL	0	5	6	5	0	16
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	5	0	0	0	0	5
5+ ROOMS	0	0	0	0	0	0
TOTAL	5	0	0	0	0	5
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	5	5	6	5	0	21
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	16	52	54	0	0	122
3-4 ROOMS	11	183	285	323	5	807
5+ ROOMS	96	107	270	809	123	1405
TOTAL	123	342	609	1132	128	2334
2-4 UNITS						
1-2 ROOMS	11	116	65	5	0	197
3-4 ROOMS	16	122	405	316	26	885
5+ ROOMS	30	15	202	396	14	657
TOTAL	57	253	672	717	40	1739
5+ UNITS						
1-2 ROOMS	4	74	65	14	0	157
3-4 ROOMS	10	19	313	369	0	711
5+ ROOMS	0	0	5	14	0	19
TOTAL	14	93	383	397	0	887
TOTAL	194	688	1664	2246	168	4960

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	5	5	5	5	10	30
3-4 ROOMS	55	514	876	85	19	1549
5+ ROOMS	90	1815	8050	4212	1165	15352
TOTAL	150	2334	8931	4302	1214	16931
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	15	10	0	0	25
5+ ROOMS	10	20	35	21	0	86
TOTAL	10	35	45	21	0	111
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	5	0	0	5
TOTAL	0	0	5	0	0	5
TOTAL						
1-2 ROOMS	5	5	5	5	10	30
3-4 ROOMS	55	529	886	85	19	1574
5+ ROOMS	100	1835	8090	4233	1165	15443
TOTAL	160	2369	8981	4323	1214	17047
GRAND TOTAL	320	4738	17962	8646	2428	34094

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	999	901	1590	1350	4840
CONDITION 3	65	20	9	5	99
CONDITION 4	15	0	6	0	21
ALL CONDITIONS	1079	921	1605	1355	4960

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	2114	2284	164	15	4577
CONDITION 3	27	57	5	6	95
CONDITION 4	5	16	0	0	21
ALL CONDITIONS	2146	2357	169	21	4693

** = INDETERMINATE. 6+PEOPLE, 7+ROOMS.

TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
1 PERSON	53	10	15	5	0	83
2 PERS - NO CH	16	20	17	5	0	58
3+PERS - NO CH	0	0	0	0	5	5
1-4PERS - W/CH	10	27	15	25	5	82
5+ PERS - W/CH	11	0	14	16	0	41
TOTAL	90	57	61	51	10	269
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
1-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
1-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
ALL RACES						
1 PERSON	53	10	15	5	0	83
2 PERS - NO CH	16	20	17	5	0	58
3+PERS - NO CH	0	0	0	0	5	5
1-4PERS - W/CH	10	27	15	25	5	82
5+ PERS - W/CH	11	0	14	16	0	41
TOTAL	90	57	61	51	10	269
GRAND TOTAL	180	114	122	102	20	536

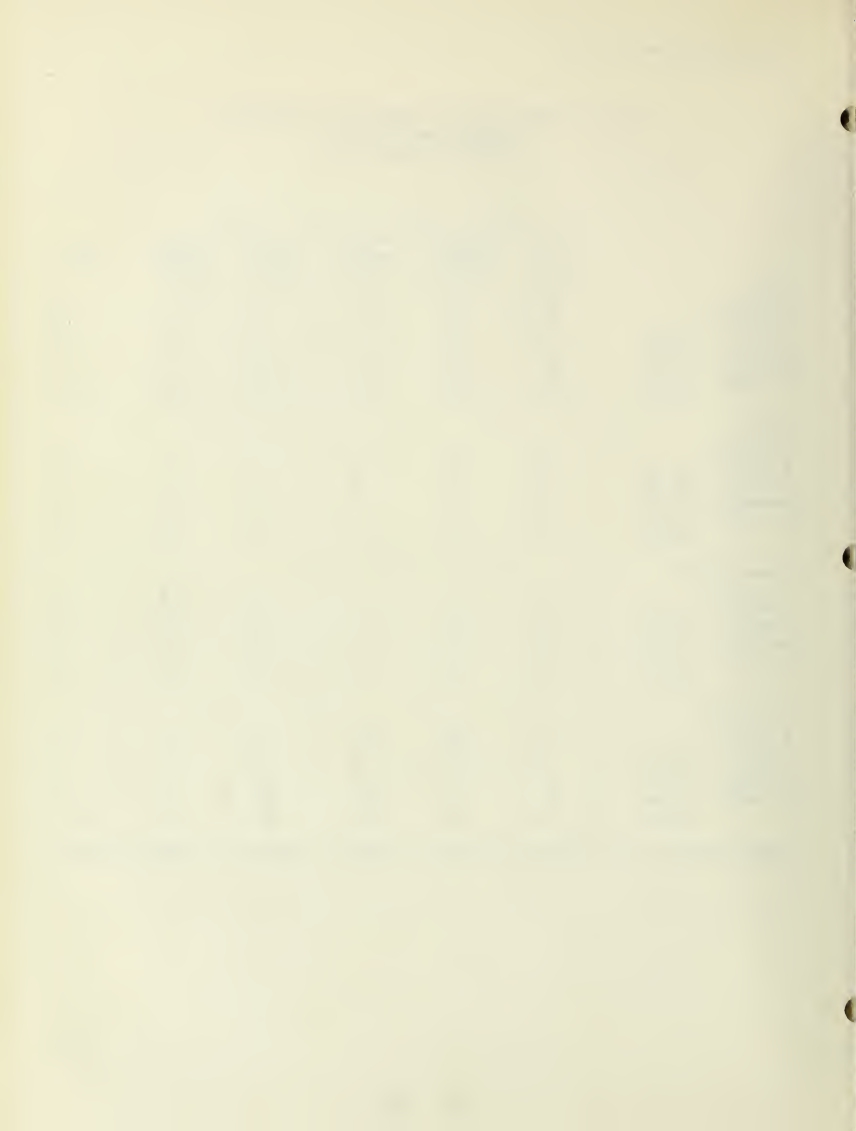


TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE • TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	2-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	32	16	0	0	0	48
	GT \$ 4	243	103	11	102	6	465
\$2-2999	LT \$ 4	0	0	0	5	0	5
	\$ 40- 6	10	0	0	11	6	27
	GT \$ 6	111	59	5	35	0	210
\$3-3999	LT \$ 6	25	15	0	6	0	46
	\$ 60- 8	45	11	0	10	7	73
	GT \$ 8	50	71	10	62	30	223
\$4-4999	LT \$ 8	50	58	0	54	11	173
	\$ 80-10	47	40	0	56	0	143
	GT \$10	41	59	5	28	16	149
\$5-5999	LT \$10	77	133	10	92	26	338
	\$100-12	15	79	21	80	0	195
	GT \$12	5	19	15	57	11	107
\$6-6999	LT \$12	60	178	10	157	38	443
	\$120-14	0	0	0	3	0	3
	GT \$14	11	31	14	43	25	124
\$7-7999	LT \$14	28	168	20	105	33	354
	GT \$14	2	21	0	20	8	51
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	21	170	30	98	32	351
\$9-9999	LT \$15	0	5	5	0	0	10
	GT \$15	15	172	24	41	30	282
GT10000	LT \$15	0	17	22	14	11	64
	GT \$15	27	361	146	212	63	809
TOTAL		915	1786	348	1291	353	4693

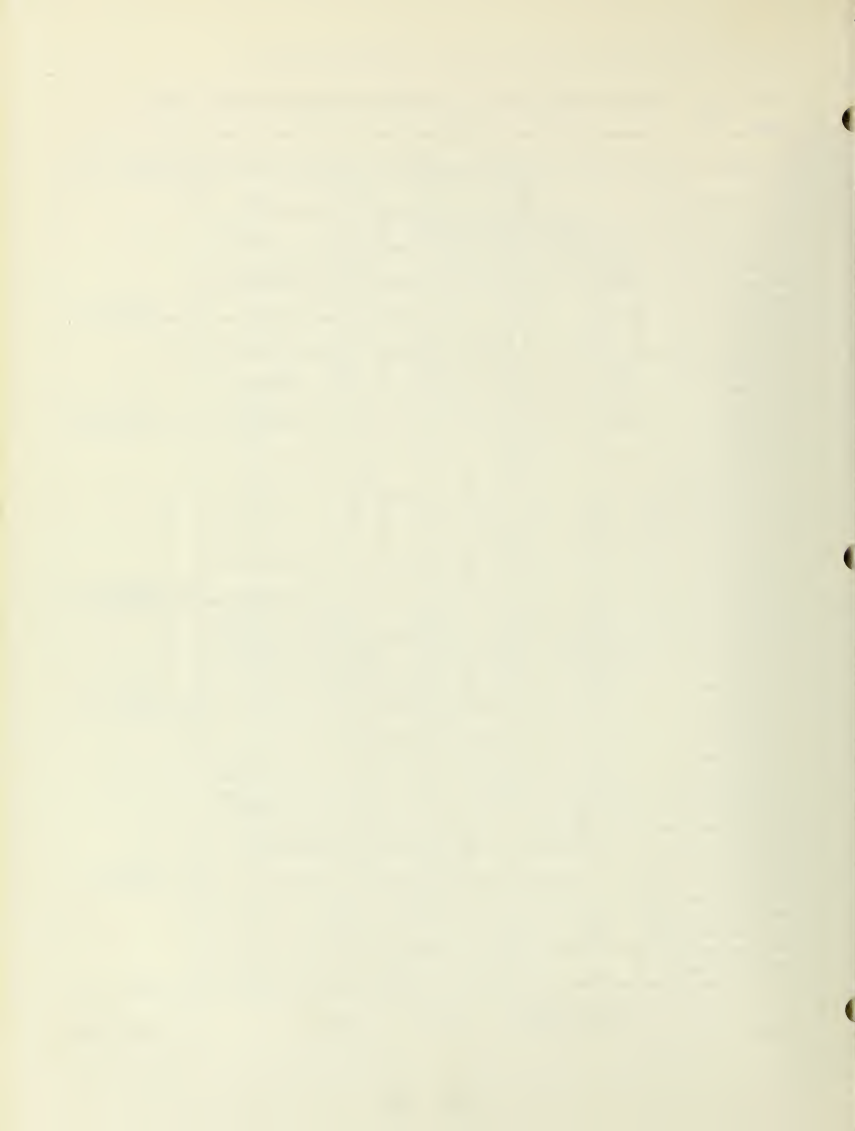


SAN FRANCISCO HOUSING INVENTORY

1960 Census of Housing Cross-Tabs: San Francisco Community Renewal Program

Area: 15

J	Type	C1	C2	C3	C4	Total	Total
2	SF/Rent/1-2	0	113	9	0	122	2334
4	SF/Rent/3-4	328	446	22	11	807	
6	SF/Rent/5-6	859	431	6	5	1301	
8	SF/Rent/7+	68	30	6	0	104	
3	SF/Own/1-4	952	682	33	0	1667	17,267
5	SF/Own/5-6	10621	3401	75	10	14,107	
7	SF/Own/7+	1254	219	20	0	1493	
12	2-4/Rent/1	0	50	4	0	54	
14	2-4/Rent/2	5	118	5	0	128	1687
16	2-4/Rent/3-4	337	479	27	5	848	
18	2-4/Rent/5-6	394	237	0	0	631	
20	2-4/Rent/7+	16	10	0	0	26	
15	2-4/Own/1-4	134	30	10	5	179	664
17	2-4/Own/5-6	383	76	5	0	464	
19	2-4/Own/7+	16	5	0	0	21	
22	5+/Rent/1	0	0	0	0	0	
24	5+/Rent/2	29	129	15	0	173	943
26	5+/Rent/3-4	569	163	0	0	732	
28	5+/Rent/5-6	29	4	0	0	33	
30	5+/Rent/7+	5	0	0	0	5	
25	Pub.Hsng/3-4	0	0	0	0	0	0
27	Pub.Hsng/5-6	0	0	0	0	0	
29	Pub.Hsng/7+	0	0	0	0	0	
Total		15999	6623	237	36		22895



	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	34	20	5	5	0	64
2 PERS - NO CH	33	81	54	91	28	287
3+PERS - NO CH	0	10	0	30	31	71
2-4PERS - W/CH	62	128	153	116	25	484
5+ PERS - W/CH	10	16	60	62	25	173
TOTAL	139	255	272	304	109	1079
HEAD 35-59						
1 PERSON	308	165	70	30	16	589
2 PERS - NO CH	146	270	527	675	388	2006
3+PERS - NO CH	10	50	89	324	427	900
2-4PERS - W/CH	137	212	480	673	371	1873
5+ PERS - W/CH	31	55	174	338	201	799
TOTAL	632	752	1340	2040	1403	6167
HEAD OVER 60						
1 PERSON	741	62	51	46	5	905
2 PERS - NO CH	743	467	386	447	227	2270
3+PERS - NO CH	56	80	104	247	227	714
2-4PERS - W/CH	58	21	25	50	25	179
5+ PERS - W/CH	0	0	10	20	26	56
TOTAL	1598	630	576	810	510	4124
GRAND TOTAL	2369	1637	2186	3154	2022	11370
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	5	5	0	0	0	10
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	5	5	0	0	0	10
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	5	5	0	0	0	10



	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	5	5
3+PERS - NO CH	0	0	0	0	0	0
2 -4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	5	0	0	0	5
TOTAL	0	5	0	0	5	10
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	5	5	5	6	21
3+PERS - NO CH	0	0	0	0	0	0
2 -4PERS - W/CH	5	10	0	17	0	32
5+ PERS - W/CH	0	0	0	5	6	11
TOTAL	5	15	5	27	12	64
HEAD OVER 60						
1 PERSON	6	0	0	0	0	6
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	5	0	5
2 -4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	6	0	0	5	0	11
GRAND TOTAL	11	20	5	32	17	85
TOTAL						
HEAD UNDER 35						
1 PERSON	34	20	5	5	0	64
2 PERS - NO CH	33	81	54	91	33	292
3+PERS - NO CH	0	10	0	30	31	71
2 -4PERS - W/CH	62	128	153	116	25	484
5+ PERS - W/CH	10	21	60	62	25	178
TOTAL	139	260	272	304	114	1089
HEAD 35-59						
1 PERSON	308	165	70	30	16	589
2 PERS - NO CH	151	260	532	680	394	2037
3+PERS - NO CH	10	50	89	324	427	900
2 -4PERS - W/CH	142	222	480	690	371	1905
5+ PERS - W/CH	31	55	174	343	207	810
TOTAL	642	772	1345	2067	1415	6241
HEAD OVER 60						
1 PERSON	747	62	51	46	5	911
2 PERS - NO CH	743	467	386	447	227	2270
3+PERS - NO CH	56	80	104	252	227	719
2 -4PERS - W/CH	58	21	25	50	25	179
5+ PERS - W/CH	0	0	10	20	26	56
TOTAL	1604	630	576	815	510	4135
GRAND TOTAL	2385	1662	2193	3186	2039	11465

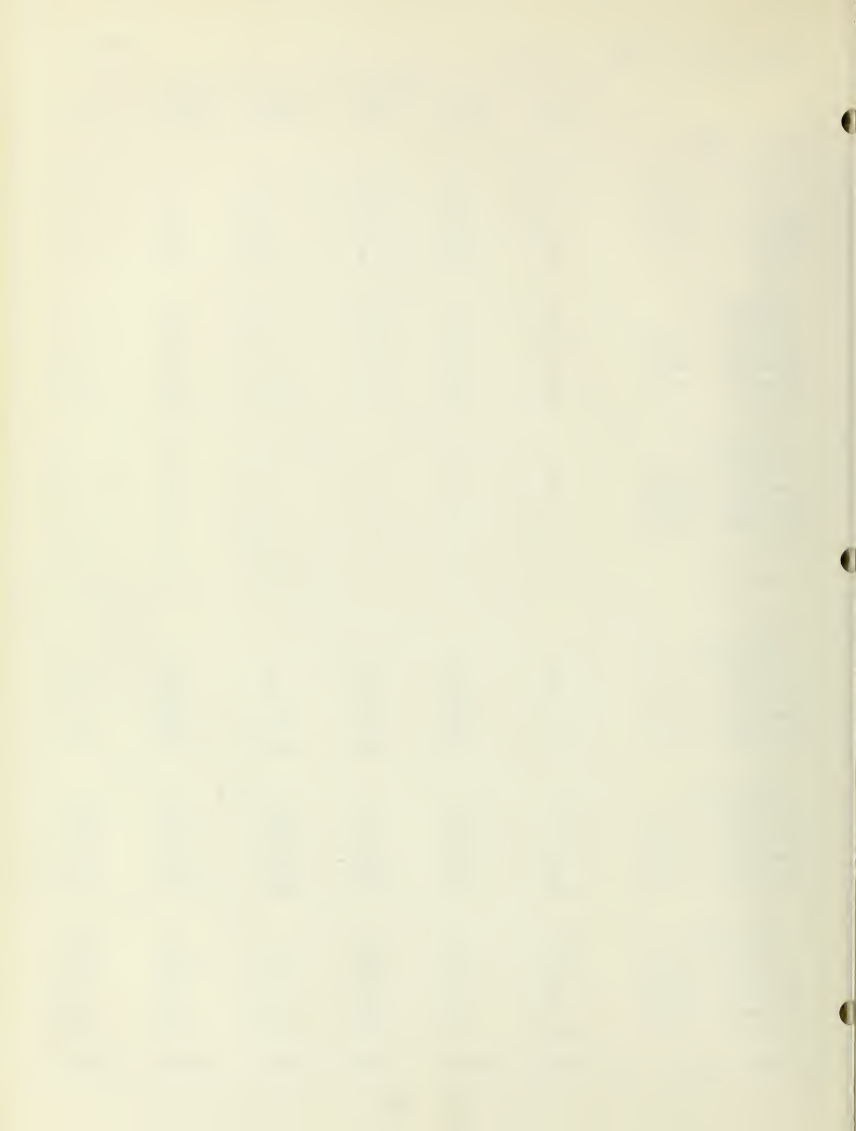


TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	11	42	40	0	0	93
3-4 ROOMS	0	98	132	108	5	343
5+ ROOMS	45	65	181	368	86	745
TOTAL	56	205	353	476	91	1181
2-4 UNITS						
1-2 ROOMS	5	65	35	0	0	105
3-4 ROOMS	5	34	204	117	6	366
5+ ROOMS	30	15	123	277	10	455
TOTAL	40	114	362	394	16	926
5+ UNITS						
1-2 ROOMS	0	26	30	5	0	61
3-4 ROOMS	5	19	131	138	0	293
5+ ROOMS	0	0	0	14	0	14
TOTAL	5	45	161	157	0	368
TOTAL	101	364	876	1027	107	2475
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	5	0	0	0	5
5+ ROOMS	0	0	6	0	0	6
TOTAL	0	5	6	0	0	11
2-4 UNITS						
1-2 ROOMS	0	0	5	0	0	5
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	5	0	0	5
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	0	5	11	0	0	16



(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	5	0	5
TOTAL	0	0	0	5	0	5
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	0	0	0	5	0	5
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	11	42	40	0	0	93
3-4 ROOMS	0	103	132	108	5	348
5+ ROOMS	45	65	187	373	86	756
TOTAL	56	210	359	481	91	1197
2-4 UNITS						
1-2 ROOMS	5	65	40	0	0	110
3-4 ROOMS	5	34	204	117	6	366
5+ ROOMS	30	15	123	277	10	455
TOTAL	40	114	367	394	16	931
5+ UNITS						
1-2 ROOMS	0	26	30	5	0	61
3-4 ROOMS	5	19	131	138	0	293
5+ ROOMS	0	0	0	14	0	14
TOTAL	5	45	161	157	0	368
TOTAL	101	369	887	1032	107	2496



TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

-----VALUE-----						
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	TOTAL
CONDITION 1-2						
1-2 ROOMS	0	0	5	5	0	10
3-4 ROOMS	15	105	145	35	15	315
5+ ROOMS	51	934	3895	2498	812	8190
TOTAL	66	1039	4045	2538	827	8519
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	5	15	15	21	0	56
TOTAL	5	15	15	21	0	56
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	5	0	0	5
TOTAL	0	0	5	0	0	5
TOTAL						
1-2 ROOMS	0	0	5	5	0	10
3-4 ROOMS	15	105	145	35	15	315
5+ ROOMS	56	949	3915	2519	812	8251
TOTAL	71	1054	4065	2559	827	8576
GRAND TOTAL	142	2108	8130	5118	1654	17152

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

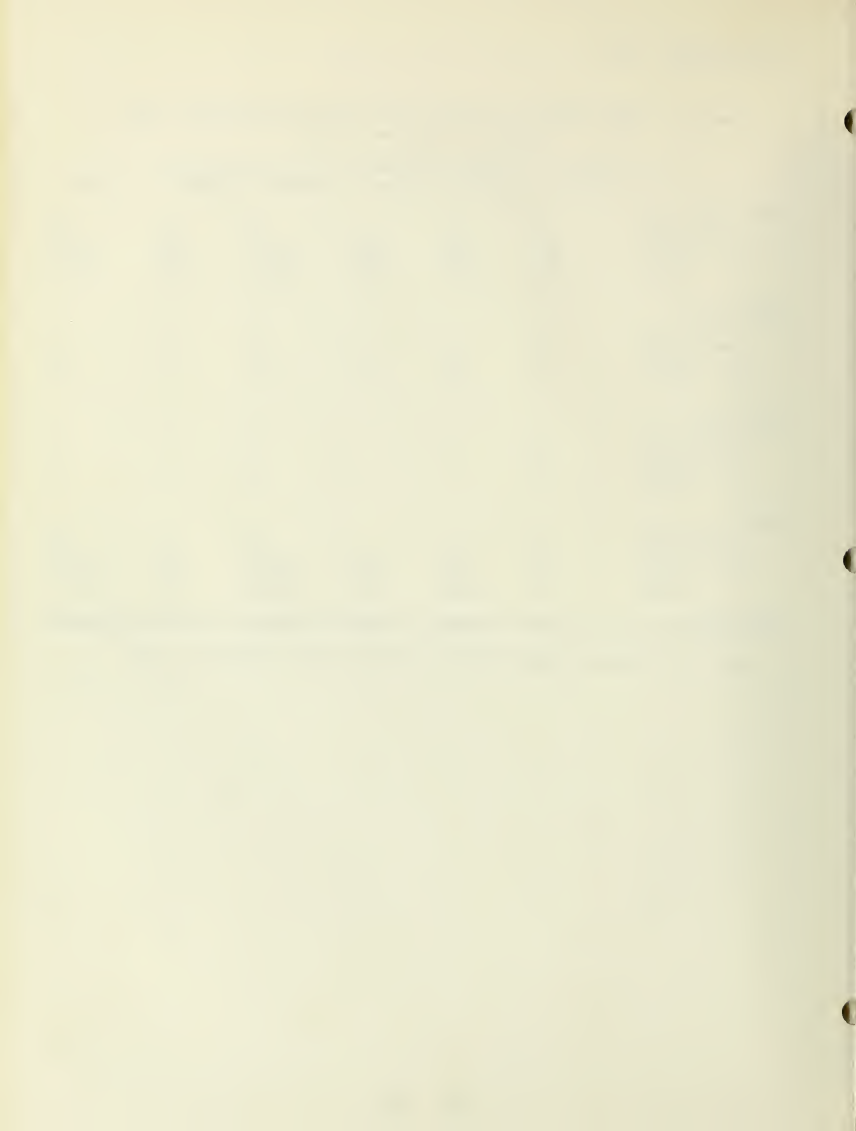


TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	635	581	708	551	2475
CONDITION 3	16	0	0	0	16
CONDITION 4	5	0	0	0	5
ALL CONDITIONS	656	581	708	551	2496

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	1254	1045	52	10	2361
CONDITION 3	0	11	5	0	16
CONDITION 4	0	5	0	0	5
ALL CONDITIONS	1254	1061	57	10	2382

** = INDETERMINATE. 6+PEOPLE, 7+ROOMS.

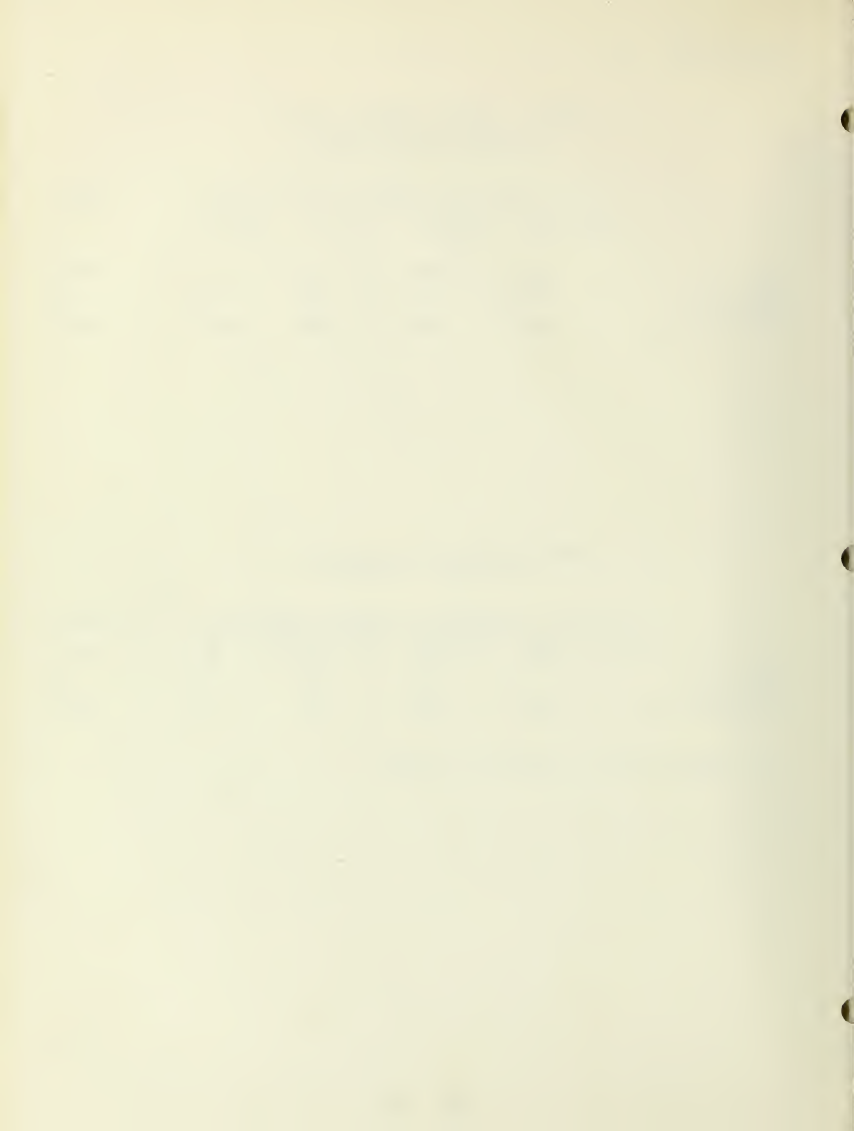


TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
 (CONDITION 3 OR 4)
 (NUMBER OF HOUSEHOLDS)

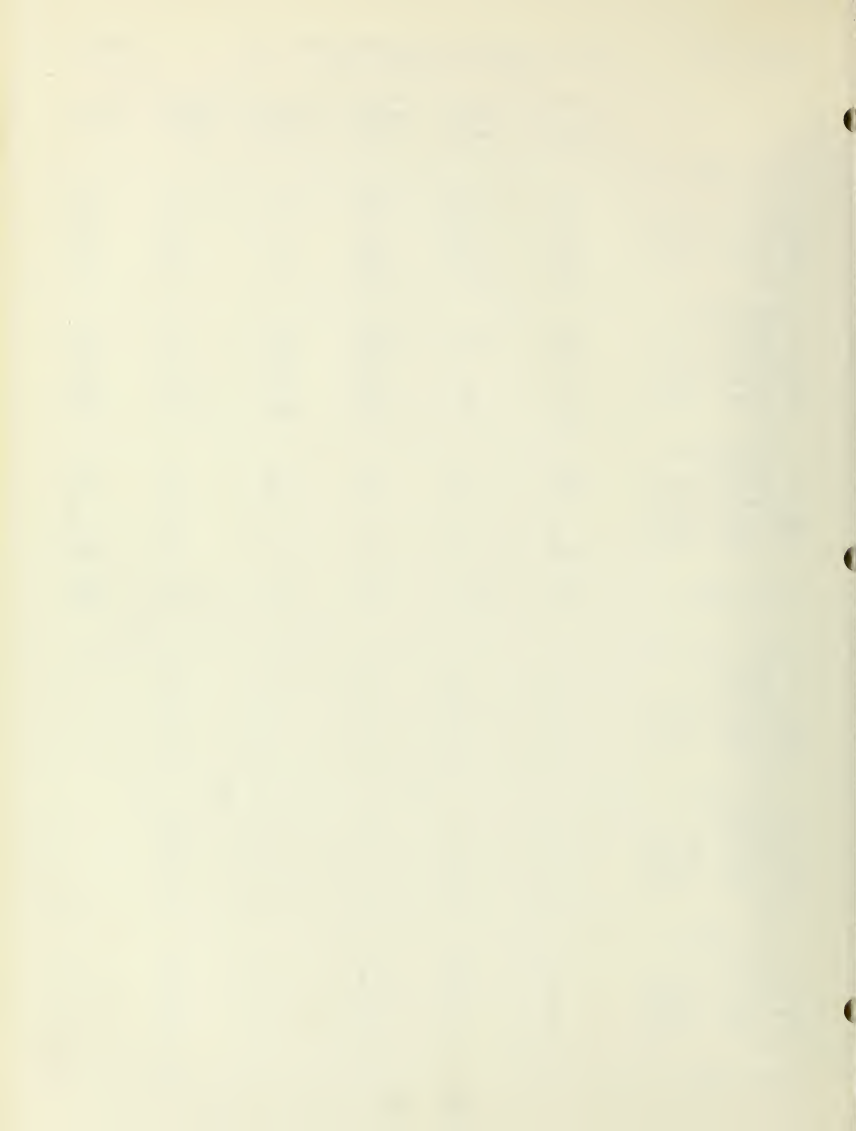
	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
1 PERSON	24	0	0	0	0	24
2 PERS - NO CH	5	0	0	5	0	10
3+PERS - NO CH	0	0	0	0	5	5
2-4PERS - W/CH	0	10	0	20	0	30
5+ PERS - W/CH	5	0	0	16	0	21
TOTAL	34	10	0	41	5	90
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
ALL RACES						
1 PERSON	24	0	0	0	0	24
2 PERS - NO CH	5	0	0	5	0	10
3+PERS - NO CH	0	0	0	0	5	5
2-4PERS - W/CH	0	10	0	20	0	30
5+ PERS - W/CH	5	0	0	16	0	21
TOTAL	34	10	0	41	5	90
GRAND TOTAL	68	20	0	82	10	180



TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	2-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	21	10	0	0	0	31
	GT \$ 4	143	53	5	45	0	246
\$2-2999	LT \$ 4	0	0	0	0	0	0
	\$ 40- 6	10	0	0	5	0	15
	GT \$ 6	60	31	0	5	0	96
\$3-3999	LT \$ 6	0	10	0	0	0	10
	\$ 60- 8	30	11	0	10	0	51
	GT \$ 8	31	28	0	24	10	93
\$4-4999	LT \$ 8	30	37	0	10	5	82
	\$ 80-10	16	30	0	20	0	66
	GT \$10	15	33	0	15	0	63
\$5-5999	LT \$10	25	65	10	52	10	162
	\$100-12	10	31	10	55	0	106
	GT \$12	0	6	15	5	6	32
\$6-6999	LT \$12	31	104	5	60	10	210
	\$120-14	0	0	0	3	0	3
	GT \$14	5	21	9	12	5	52
\$7-7999	LT \$14	15	90	10	61	9	185
	GT \$14	0	14	0	8	5	27
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	16	104	15	43	15	193
\$9-9999	LT \$15	0	5	0	0	0	5
	GT \$15	10	94	19	20	15	158
GT10000	LT \$15	0	17	22	5	11	55
	GT \$15	6	207	98	98	32	441
TOTAL		474	1001	218	556	133	2382

	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
HEAD UNDER 35						
1 PERSON	48	37	10	0	0	95
2 PERS - NO CH	11	41	38	43	11	144
3+PERS - NO CH	11	5	0	0	6	22
2-4PERS - W/CH	33	56	80	39	16	224
5+ PERS - W/CH	11	16	27	15	0	69
TOTAL	114	155	155	97	33	554
HEAD 35-59						
1 PERSON	48	60	19	10	5	142
2 PERS - NO CH	52	138	113	167	34	504
3+PERS - NO CH	4	5	18	46	34	107
2-4PERS - W/CH	47	66	73	108	24	318
5+ PERS - W/CH	6	31	49	74	21	181
TOTAL	157	300	272	405	118	1252
HEAD OVER 60						
1 PERSON	131	5	5	14	0	155
2 PERS - NO CH	107	35	52	50	8	252
3+PERS - NO CH	4	26	0	42	15	87
2-4PERS - W/CH	5	6	0	5	0	16
5+ PERS - W/CH	6	0	0	0	9	15
TOTAL	253	72	57	111	32	525
GRAND TOTAL	524	527	484	613	183	2331
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	7	0	0	7
TOTAL	0	0	7	0	0	7
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	0	7	0	0	7



	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	8	0	0	0	0	8
3+PEPS - NO CH	0	0	0	0	0	0
2 -4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	8	0	0	0	0	8
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	7	0	0	0	7
2 -4PERS - W/CH	0	0	0	6	0	6
5+ PERS - W/CH	7	0	13	0	0	20
TOTAL	7	7	13	6	0	33
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	6	0	0	6
2 -4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	6	0	0	6
GRAND TOTAL	15	7	19	6	0	47
TOTAL						
HEAD UNDER 35						
1 PERSON	48	37	10	0	0	95
2 PERS - NO CH	19	41	38	43	11	152
3+PERS - NO CH	11	5	0	0	6	22
2 -4PERS - W/CH	33	56	80	39	16	224
5+ PERS - W/CH	11	16	34	15	0	76
TOTAL	122	155	162	97	33	569
HEAD 35-59						
1 PERSON	46	60	19	10	5	142
2 PERS - NO CH	52	138	113	167	34	504
3+PERS - NO CH	4	12	18	46	34	114
2 -4PERS - W/CH	47	66	73	114	24	324
5+ PERS - W/CH	13	31	62	74	21	201
TOTAL	164	307	285	411	118	1285
HEAD OVER 60						
1 PERSON	131	5	5	14	0	155
2 PERS - NO CH	107	35	52	58	8	252
3+PEPS - NO CH	4	26	6	42	15	93
2 -4PERS - W/CH	5	6	0	5	0	16
5+ PERS - W/CH	6	0	0	0	9	15
TOTAL	253	72	63	111	32	531
GRAND TOTAL	539	534	510	619	183	2385

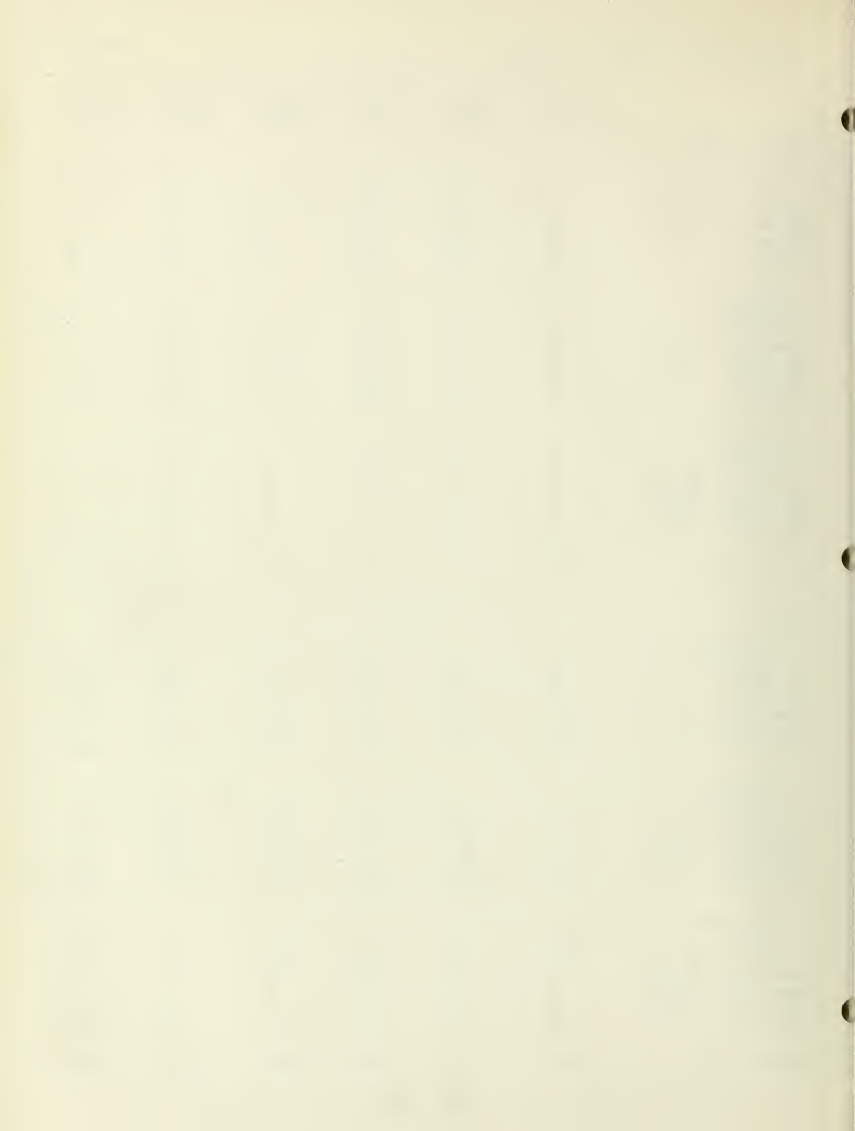
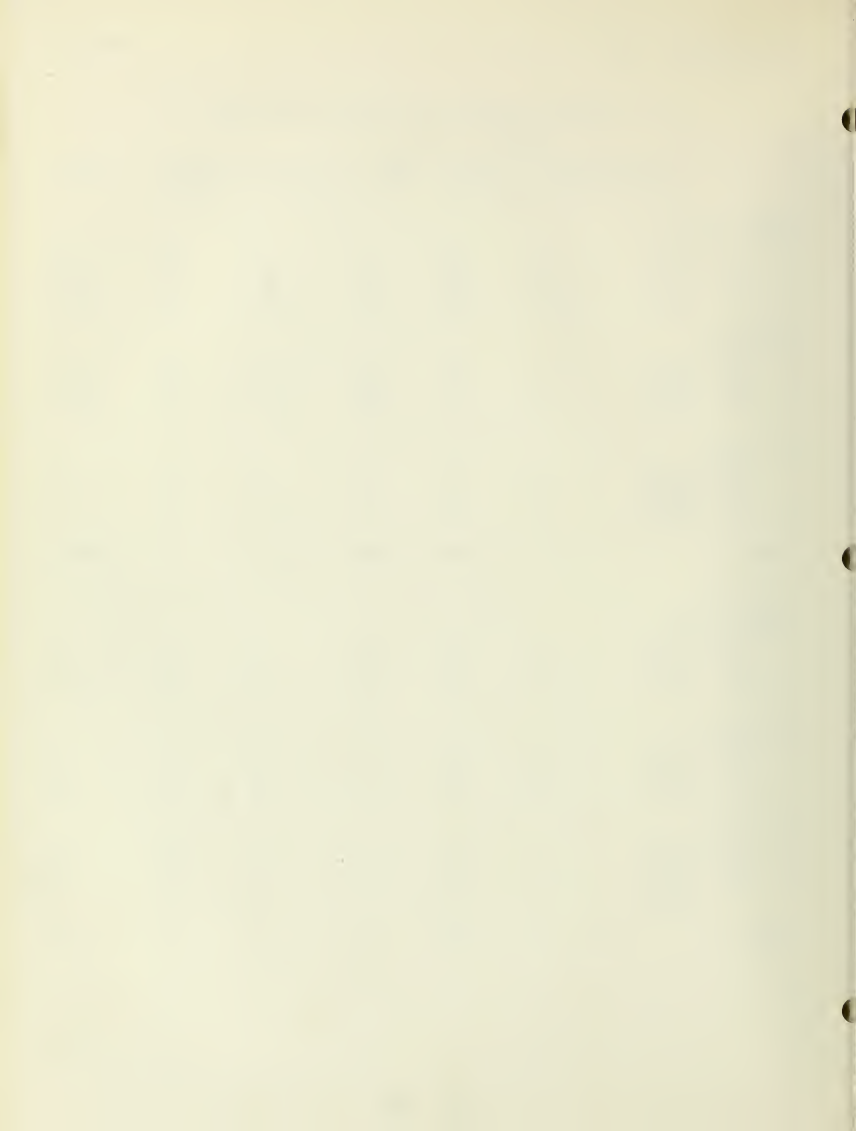


TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	0	6	5	0	0	11
3-4 ROOMS	6	65	54	93	0	218
5+ ROOMS	15	16	33	74	0	138
TOTAL	21	87	92	167	0	367
2-4 UNITS						
1-2 ROOMS	6	37	5	5	0	53
3-4 ROOMS	6	49	144	143	15	357
5+ ROOMS	0	0	54	70	0	124
TOTAL	12	86	203	218	15	534
5+ UNITS						
1-2 ROOMS	4	33	15	5	0	57
3-4 ROOMS	0	0	42	98	0	140
5+ ROOMS	0	0	0	0	0	0
TOTAL	4	33	57	103	0	197
TOTAL	37	206	352	488	15	1098
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	0	4	0	0	4
3-4 ROOMS	5	0	12	0	0	17
5+ ROOMS	0	6	0	0	0	6
TOTAL	5	6	16	0	0	27
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	22	0	0	0	22
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	22	0	0	0	22
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	5	28	16	0	0	49



(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	5	6	0	0	11
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	5	6	0	0	11
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	5	0	0	0	0	5
5+ ROOMS	0	0	0	0	0	0
TOTAL	5	0	0	0	0	5
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	5	5	6	0	0	16
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	0	6	9	0	0	15
3-4 ROOMS	11	70	72	93	0	246
5+ ROOMS	15	22	33	74	0	144
TOTAL	26	98	114	167	0	405
2-4 UNITS						
1-2 ROOMS	6	37	5	5	0	53
3-4 ROOMS	11	71	144	143	15	384
5+ ROOMS	0	0	54	70	0	124
TOTAL	17	108	203	218	15	561
5+ UNITS						
1-2 ROOMS	4	33	15	5	0	57
3-4 ROOMS	0	0	42	98	0	140
5+ ROOMS	0	0	0	0	0	0
TOTAL	4	33	57	103	0	197
TOTAL	47	239	374	488	15	1163

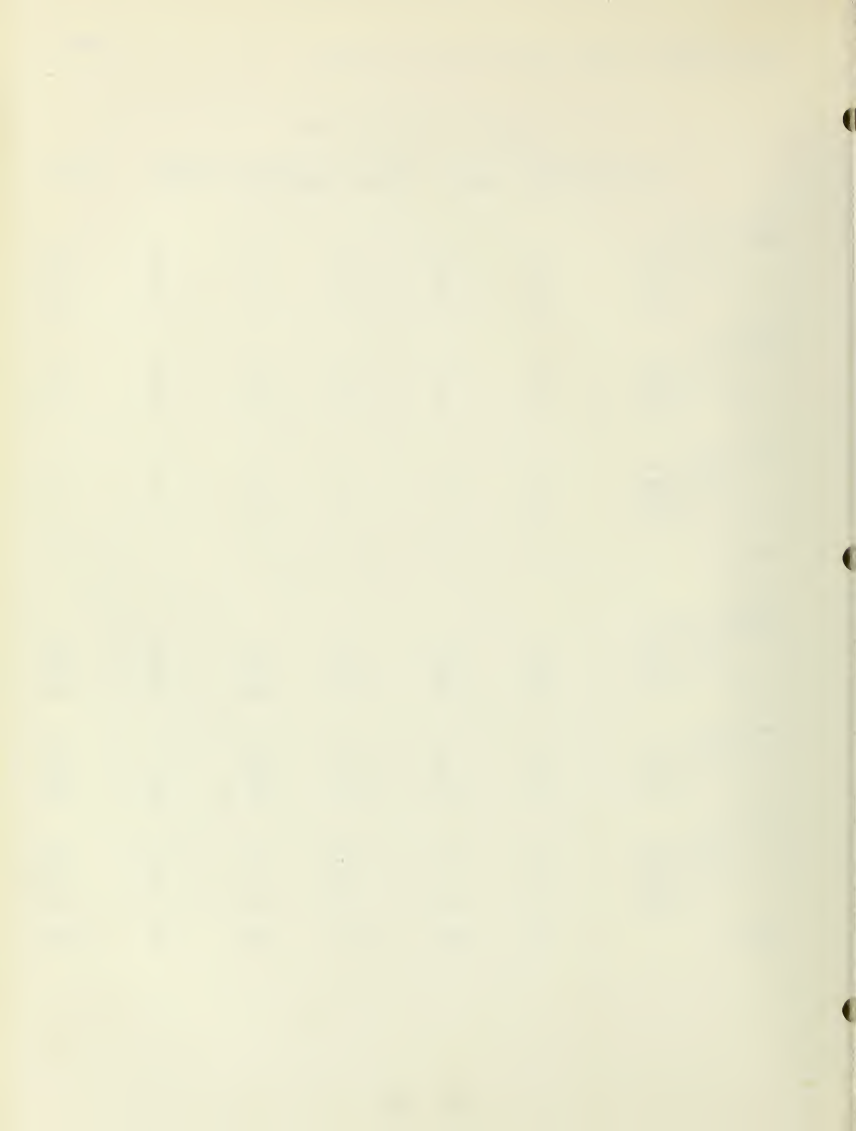


TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
 (NUMBER OF HOUSING UNITS)

	-----VALUE-----					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	15	85	85	5	4	194
5+ ROOMS	15	226	478	150	36	905
TOTAL	35	311	563	155	40	1104
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	10	5	0	0	15
5+ ROOMS	5	5	10	0	0	20
TOTAL	5	15	15	0	0	35
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	15	95	90	5	4	209
5+ ROOMS	20	231	488	150	36	925
TOTAL	40	326	578	155	40	1139
GRAND TOTAL	80	652	1156	310	80	2278

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	292	195	272	339	1098
CONDITION 3	29	11	4	5	49
CONDITION 4	10	0	6	0	16
ALL CONDITIONS	331	206	282	344	1163

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	424	533	44	0	1001
CONDITION 3	17	22	0	6	45
CONDITION 4	5	11	0	0	16
ALL CONDITIONS	446	566	44	6	1062

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.

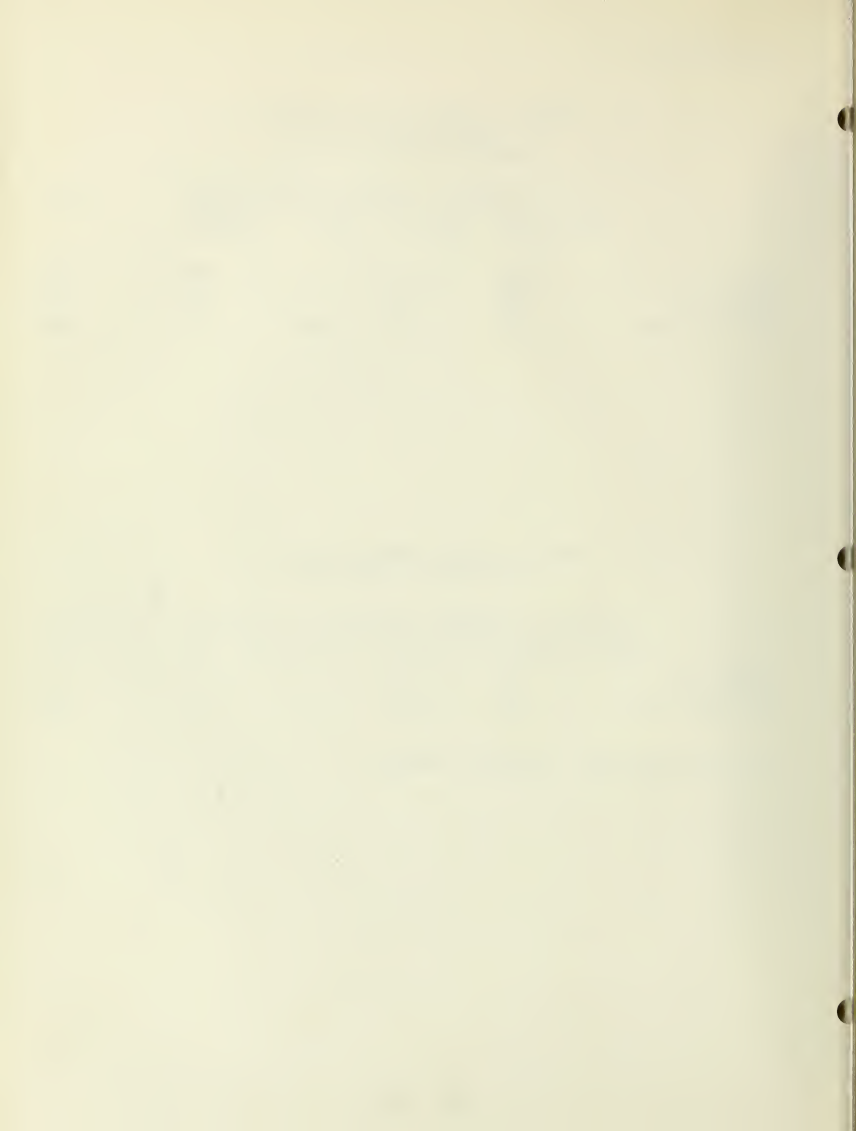


TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
1 PERSON	15	5	10	5	0	35
2 PERS - NO CH	11	10	17	0	0	38
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	5	12	5	5	5	32
5+ PERS - W/CH	6	0	5	0	0	11
TOTAL	37	27	37	10	5	116
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
ALL RACES						
1 PERSON	15	5	10	5	0	35
2 PERS - NO CH	11	10	17	0	0	38
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	5	12	5	5	5	32
5+ PERS - W/CH	6	0	5	0	0	11
TOTAL	37	27	37	10	5	116
GRAND TOTAL	74	54	74	20	10	232



TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS	3+PERS	2-4PERS	5+PERS	
			NO CH	NO CH	W/CH	W/CH	
\$0-1999	LT \$ 4	11	6	0	0	0	17
	GT \$ 4	56	26	6	28	6	122
\$2-2999	LT \$ 4	0	0	0	5	0	5
	\$ 40- 6	0	0	0	6	6	12
	GT \$ 6	27	18	5	10	0	60
	\$3-3999 LT \$ 6	20	0	0	6	0	26
	\$ 60- 8	5	0	0	0	7	12
	GT \$ 8	5	28	0	17	6	56
\$4-4999	LT \$ 8	0	15	0	11	6	32
	\$ 80-10	10	5	0	20	0	35
	GT \$10	16	16	5	0	11	48
	\$5-5999 LT \$10	32	37	0	17	5	91
	\$100-12	0	22	11	11	0	44
	GT \$12	0	5	0	21	0	26
\$6-6999	LT \$12	15	39	0	58	6	118
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	11	0	11
	\$7-7999 LT \$14	8	50	0	16	15	89
	GT \$14	2	5	0	0	2	9
	\$8-8999 LT \$15	0	0	0	0	0	0
	GT \$15	5	44	10	16	6	81
	\$9-9999 LT \$15	0	0	0	0	0	0
	GT \$15	0	36	5	6	0	47
	GT10000 LT \$15	0	0	0	0	0	0
	GT \$15	10	72	17	11	11	121
	TOTAL	222	424	59	270	87	1062



	INCOME					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	0	0	0	0	6	6
2 PERS - NO CH	0	0	0	17	5	22
3+PERS - NO CH	0	0	0	5	10	15
2-4PERS - W/CH	15	25	25	60	11	136
5+ PERS - W/CH	0	20	24	15	0	59
TOTAL	15	45	49	97	32	238
HEAD 35-59						
1 PERSON	46	30	0	5	0	83
2 PERS - NO CH	39	34	82	113	48	316
3+PERS - NO CH	0	14	9	32	33	88
2-4PERS - W/CH	10	82	156	197	48	493
5+ PERS - W/CH	0	19	49	91	35	194
TOTAL	97	179	296	438	164	1174
HEAD OVER 60						
1 PERSON	72	20	6	5	0	103
2 PERS - NO CH	58	52	43	19	10	182
3+PERS - NO CH	5	5	5	20	0	35
2-4PERS - W/CH	9	5	0	5	11	30
5+ PERS - W/CH	0	0	0	8	0	8
TOTAL	144	82	54	57	21	358
GRAND TOTAL	256	306	399	592	217	1770
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	0	0	0	0	0

	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	6	0	0	0	0	6
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	7	0	0	7
5+ PERS - W/CH	0	7	0	0	0	7
TOTAL	6	7	7	0	0	20
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	6	7	7	0	0	20
TOTAL						
HEAD UNDER 35						
1 PERSON	0	0	0	0	6	6
2 PERS - NO CH	0	0	0	17	5	22
3+PERS - NO CH	0	0	0	5	10	15
2-4PERS - W/CH	15	25	25	60	11	136
5+ PERS - W/CH	0	20	24	15	0	59
TOTAL	15	45	49	97	32	238
HEAD 35-59						
1 PERSON	48	30	0	5	0	83
2 PERS - NO CH	45	34	82	113	48	322
3+PERS - NO CH	0	14	9	32	33	88
2-4PERS - W/CH	10	82	163	197	48	500
5+ PERS - W/CH	0	26	49	91	35	201
TOTAL	103	186	303	438	164	1194
HEAD OVER 60						
1 PERSON	72	20	6	5	0	103
2 PERS - NO CH	50	52	43	19	10	182
3+PERS - NO CH	5	5	5	20	0	35
2-4PERS - W/CH	9	5	0	5	11	30
5+ PERS - W/CH	0	0	0	8	0	8
TOTAL	144	82	54	57	21	358
GRAND TOTAL	262	313	406	592	217	1790

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	43	26	0	69
5+ ROOMS	0	0	10	100	5	115
TOTAL	0	0	53	126	5	184
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	11	11	11	5	38
5+ ROOMS	0	0	6	16	0	22
TOTAL	0	11	17	27	5	60
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	6	0	6
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	6	0	6
TOTAL	0	11	70	159	10	250
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	5	0	0	0	0	5
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	5	0	0	0	0	5



(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	0	0	45	26	0	69
5+ ROOMS	0	0	10	100	5	115
TOTAL	5	0	55	126	5	189
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	11	11	11	5	38
5+ ROOMS	0	0	0	16	0	22
TOTAL	0	11	17	27	5	60
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	6	0	6
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	6	0	6
TOTAL	5	11	70	159	10	255

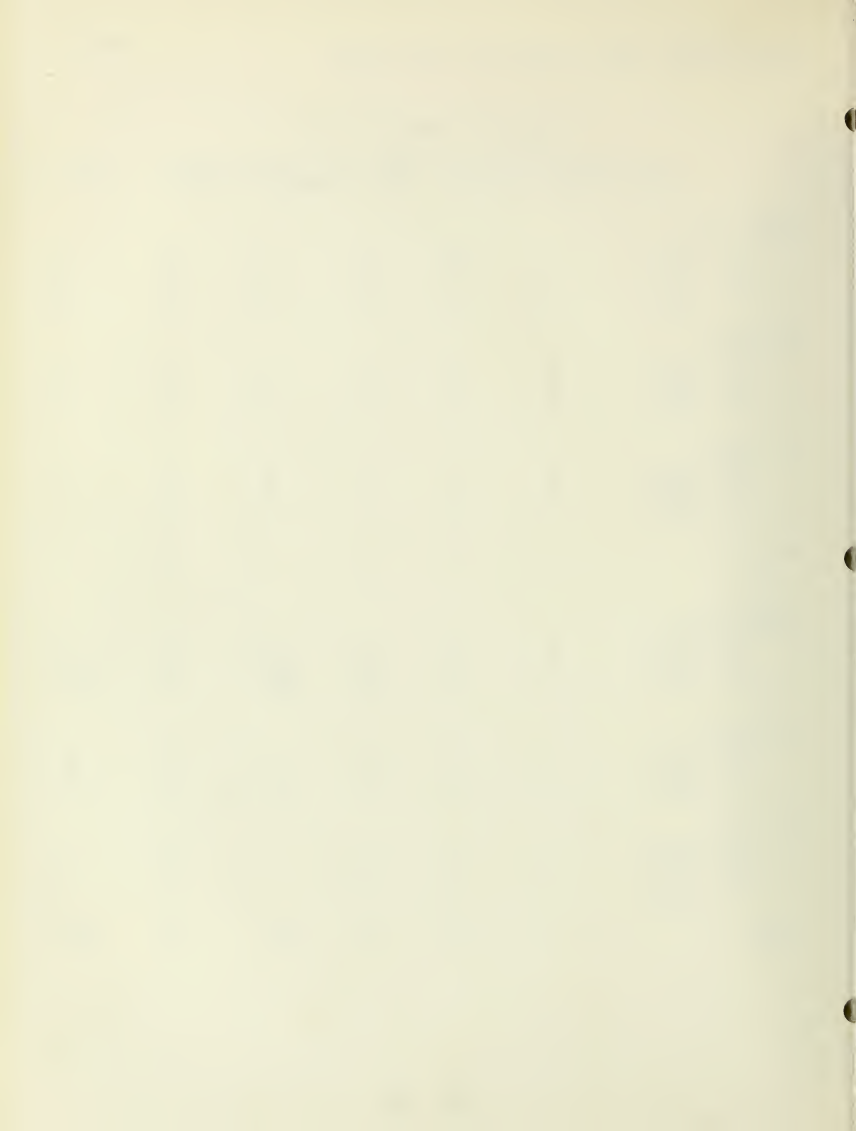


TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					TOTAL
	50- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	5	43	135	14	0	197
5+ ROOMS	0	173	789	284	43	1289
TOTAL	5	216	924	298	43	1486
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	5	43	135	14	0	197
5+ ROOMS	0	173	789	284	43	1289
TOTAL	5	216	924	298	43	1486
GRAND TOTAL	10	432	1648	596	86	2972

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE



TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	22	22	152	54	250
CONDITION 3	0	0	5	0	5
CONDITION 4	0	0	0	0	0
ALL CONDITIONS	22	22	157	54	255

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	81	136	22	5	246
CONDITION 3	5	0	0	0	5
CONDITION 4	0	0	0	0	0
ALL CONDITIONS	86	136	22	5	251

** = INDETERMINATE. 6+PEOPLE, 7+ROOMS.

TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
1 PERSON	5	0	0	0	0	5
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	5	0	0	5
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	5	0	5	0	0	10
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
ALL RACES						
1 PERSON	5	0	0	0	0	5
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	5	0	0	5
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	5	0	5	0	0	10
GRAND TOTAL	10	0	10	0	0	20

TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	2-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	0	0	0	0	0	0
	GT \$ 4	5	0	0	5	0	10
\$2-2999	LT \$ 4	0	0	0	0	0	0
	\$ 40- 6	0	0	0	0	0	0
	GT \$ 6	10	5	0	6	0	21
\$3-3999	LT \$ 6	5	0	0	0	0	5
	\$ 60- 8	0	0	0	0	0	0
	GT \$ 8	0	0	0	6	0	6
\$4-4999	LT \$ 8	5	0	0	5	0	10
	\$ 60-10	6	0	0	6	0	12
	GT \$10	0	0	0	0	0	0
\$5-5999	LT \$10	0	0	0	0	6	6
	\$100-12	0	11	0	0	0	11
	GT \$12	0	0	0	11	5	16
\$6-6999	LT \$12	0	5	0	0	11	16
	\$120-14	0	0	0	0	0	0
	GT \$14	6	0	0	11	5	22
\$7-7999	LT \$14	0	0	0	5	0	5
	GT \$14	0	0	0	0	0	0
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	0	12	0	5	5	22
\$9-9999	LT \$15	0	0	5	0	0	5
	GT \$15	0	22	0	6	0	28
GT10000	LT \$15	0	0	0	0	0	0
	GT \$15	6	0	11	34	5	56
TOTAL		43	55	16	100	37	251

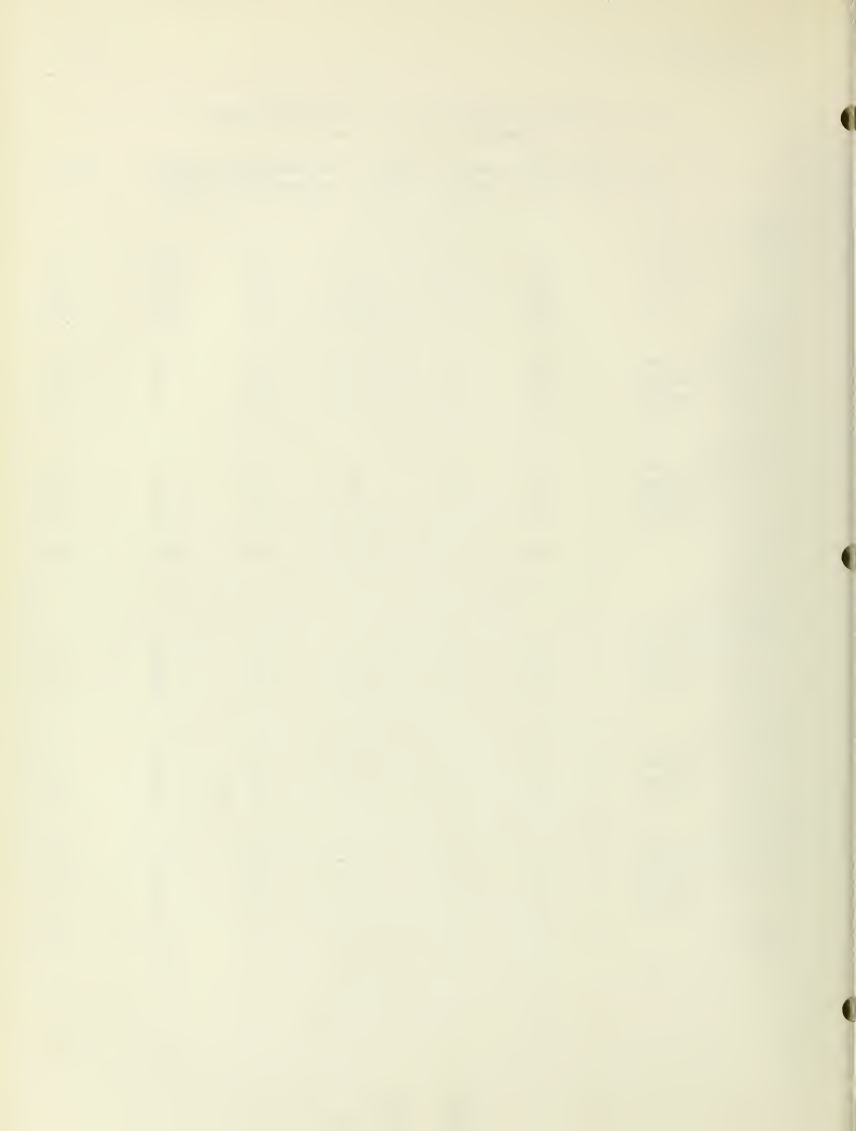


	INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	5	5	0	0	0	10
2 PERS - NO CH	0	10	15	5	0	30
3+PERS - NO CH	5	0	0	5	0	10
2-4PERS - W/CH	5	20	33	35	5	98
5+ PERS - W/CH	0	5	29	10	10	54
TOTAL	15	40	77	55	15	202
HEAD 35-59						
1 PERSON	25	50	15	10	0	100
2 PERS - NO CH	25	60	90	125	45	345
3+PERS - NO CH	5	5	15	95	70	190
2-4PERS - W/CH	45	80	165	194	85	569
5+ PERS - W/CH	0	10	45	55	55	165
TOTAL	100	205	330	479	255	1369
HEAD OVER 60						
1 PERSON	74	5	10	0	0	89
2 PERS - NO CH	70	55	50	60	15	250
3+PERS - NO CH	5	5	20	24	20	74
2-4PERS - W/CH	5	5	10	15	0	35
5+ PERS - W/CH	0	0	0	0	5	5
TOTAL	154	70	90	99	40	453
GRAND TOTAL	269	315	497	633	310	2024
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	5	5
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	5	5
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	0	0	0	5	5

	INCOME-----					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	5	0	0	0	0	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	5	0	0	0	5
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	5	5	0	0	0	10
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	5	5	0	0	0	10
TOTAL						
HEAD UNDER 35						
1 PERSON	5	5	0	0	0	10
2 PERS - NO CH	0	10	15	5	0	30
3+PERS - NO CH	5	0	0	5	0	10
2-4PERS - W/CH	5	20	33	35	5	98
5+ PERS - W/CH	0	5	29	10	10	54
TOTAL	15	40	77	55	15	202
HEAD 35-59						
1 PERSON	25	50	15	10	0	100
2 PERS - NO CH	30	60	90	125	45	350
3+PERS - NO CH	5	5	15	95	70	190
2-4PERS - W/CH	45	85	165	194	90	579
5+ PERS - W/CH	0	10	45	55	55	165
TOTAL	105	210	330	479	260	1384
HEAD OVER 60						
1 PERSON	74	5	10	0	0	89
2 PERS - NO CH	70	55	50	60	15	250
3+PERS - NO CH	5	5	20	24	20	74
2-4PERS - W/CH	5	5	10	15	0	35
5+ PERS - W/CH	0	0	0	0	5	5
TOTAL	154	70	90	99	40	453
GRAND TOTAL	274	320	497	633	315	2039

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	25	0	25
5+ ROOMS	15	0	20	35	18	88
TOTAL	15	0	20	60	18	113
2-4 UNITS						
1-2 ROOMS	0	5	5	0	0	10
3-4 ROOMS	0	0	10	0	0	10
5+ ROOMS	0	0	0	5	4	9
TOTAL	0	5	15	5	4	29
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	20	0	0	20
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	20	0	0	20
TOTAL	15	5	55	65	22	162
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
2-4 UNITS						
1-2 ROOMS	0	4	0	0	0	4
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	4	0	0	0	4
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	0	4	0	0	0	4



(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	25	0	25
5+ ROOMS	15	0	20	35	18	88
TOTAL	15	0	20	60	18	113
2-4 UNITS						
1-2 ROOMS	0	9	5	0	0	14
3-4 ROOMS	0	0	10	0	0	10
5+ ROOMS	0	0	0	5	4	9
TOTAL	0	9	15	5	4	33
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	20	0	0	20
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	20	0	0	20
TOTAL	15	9	55	65	22	166

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

-----VALUE-----							TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +		
CONDITION 1-2							
1-2 ROOMS	0	0	0	0	0		0
3-4 ROOMS	5	89	100	20	0		214
5+ ROOMS	10	120	789	504	186		1609
TOTAL	15	209	889	524	186		1823
CONDITION 3							
1-2 ROOMS	0	0	0	0	0		0
3-4 ROOMS	0	5	5	0	0		10
5+ ROOMS	0	0	5	0	0		5
TOTAL	0	5	10	0	0		15
CONDITION 4							
1-2 ROOMS	0	0	0	0	0		0
3-4 ROOMS	0	0	0	0	0		0
5+ ROOMS	0	0	0	0	0		0
TOTAL	0	0	0	0	0		0
TOTAL							
1-2 ROOMS	0	0	0	0	0		0
3-4 ROOMS	5	94	105	20	0		224
5+ ROOMS	10	120	794	504	186		1614
TOTAL	15	214	899	524	186		1838
GRAND TOTAL	30	428	1798	1048	372		3676

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	20	44	74	24	162
CONDITION 3	0	4	0	0	4
CONDITION 4	0	0	0	0	0
ALL CONDITIONS	20	48	74	24	166

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	58	104	0	0	162
CONDITION 3	0	4	0	0	4
CONDITION 4	0	0	0	0	0
ALL CONDITIONS	58	108	0	0	166

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.



TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
1 PERSON	9	0	0	0	0	9
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	5	5	0	0	0	10
5+ PERS - W/CH	0	0	4	0	0	4
TOTAL	14	5	4	0	0	23
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
ALL RACES						
1 PERSON	9	0	0	0	0	9
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	5	5	0	0	0	10
5+ PERS - W/CH	0	0	4	0	0	4
TOTAL	14	5	4	0	0	23
GRAND TOTAL	28	10	8	0	0	46



TABLE 7 RENT PAID BY INCOME
 (NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	4+PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	0	0	0	0	0	0
	GT \$ 4	9	0	0	0	0	9
\$2-2999	LT \$ 4	0	0	0	0	0	0
	\$ 40- 6	0	0	0	0	0	0
	GT \$ 6	0	0	0	5	0	5
\$3-3999	LT \$ 6	0	0	0	0	0	0
	\$ 60- 8	0	0	0	0	0	0
	GT \$ 8	0	0	5	10	0	15
\$4-4999	LT \$ 8	0	0	0	0	0	0
	\$ 80-10	0	0	0	0	0	0
	GT \$10	5	0	0	0	0	5
\$5-5999	LT \$10	5	10	0	0	5	20
	\$100-12	0	5	0	0	0	5
	GT \$12	0	0	0	5	0	5
\$6-6999	LT \$12	5	15	0	5	0	25
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	0	0	0
\$7-7999	LT \$14	0	8	10	0	3	21
	GT \$14	0	2	0	8	2	12
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	0	0	5	0	0	5
\$9-9999	LT \$15	0	0	0	0	0	0
	GT \$15	0	0	0	0	0	0
GT10000	LT \$15	0	0	0	4	0	4
	GT \$15	0	5	10	15	5	35
TOTAL		24	45	30	52	15	166



	INCOME-----					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
HEAD UNDER 35						
1 PERSON	5	0	0	0	0	5
2 PERS - NO CH	0	5	10	5	10	30
3+PERS - NO CH	0	0	0	0	0	0
2 -4PERS - W/CH	5	5	14	0	9	33
5+ PERS - W/CH	5	5	20	14	0	44
TOTAL	15	15	44	19	19	112
HEAD 35-59						
1 PERSON	5	4	10	10	0	29
2 PERS - NO CH	20	10	34	49	24	137
3+PERS - NO CH	0	0	5	15	0	20
2 -4PERS - W/CH	29	40	79	93	26	269
5+ PERS - W/CH	0	5	10	50	30	95
TOTAL	54	59	138	217	82	550
HEAD OVER 60						
1 PERSON	15	5	0	0	0	20
2 PERS - NO CH	25	15	25	9	0	74
3+PERS - NO CH	0	5	5	5	0	15
2 -4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	40	25	30	14	0	109
GRAND TOTAL	109	99	212	250	101	771
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2 -4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2 -4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2 -4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	0	0	0	0	0

	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	6	0	6
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	6	0	6
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	0	0	6	0	6
TOTAL						
HEAD UNDER 35						
1 PERSON	5	0	0	0	0	5
2 PERS - NO CH	0	5	10	5	10	30
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	5	5	14	0	9	33
5+ PERS - W/CH	5	5	20	14	0	44
TOTAL	15	15	44	19	19	112
HEAD 35-59						
1 PERSON	5	4	10	10	0	29
2 PERS - NO CH	20	10	34	49	24	137
3+PERS - NO CH	0	0	5	15	0	20
2-4PERS - W/CH	29	40	79	99	28	275
5+ PERS - W/CH	0	5	10	50	30	95
TOTAL	54	59	138	223	82	556
HEAD OVER 60						
1 PERSON	15	5	0	0	0	20
2 PERS - NO CH	25	15	25	9	0	74
3+PERS - NO CH	0	5	5	5	0	15
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	40	25	30	14	0	109
GRAND TOTAL	109	99	212	256	101	777

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

RENT						TOTAL
LESS THAN 140	\$40-69	\$70-99	\$100-149	\$150+		
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	5	5	0	10
5+ ROOMS	10	0	5	39	4	58
TOTAL	10	0	10	44	4	68
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	9	0	9
5+ ROOMS	0	0	0	10	0	10
TOTAL	0	0	0	19	0	19
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	10	0	10
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	10	0	10
TOTAL	10	0	10	73	4	97
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0

(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	5	5	0	10
5+ ROOMS	10	0	5	39	4	58
TOTAL	10	0	10	44	4	68
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	9	0	9
5+ ROOMS	0	0	0	10	0	10
TOTAL	0	0	0	19	0	19
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	10	0	10
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	10	0	10
TOTAL	10	0	10	73	4	97



TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

		-----VALUE-----					TOTAL
		\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2							
1-2	ROOMS	0	0	0	0	0	0
3-4	ROOMS	0	14	60	0	0	74
5+	ROOMS	9	55	290	202	40	596
	TOTAL	9	69	350	202	40	670
CONDITION 3							
1-2	ROOMS	0	0	0	0	0	0
3-4	ROOMS	0	0	0	0	0	0
5+	ROOMS	0	0	0	0	0	0
	TOTAL	0	0	0	0	0	0
CONDITION 4							
1-2	ROOMS	0	0	0	0	0	0
3-4	ROOMS	0	0	0	0	0	0
5+	ROOMS	0	0	0	0	0	0
	TOTAL	0	0	0	0	0	0
TOTAL							
1-2	ROOMS	0	0	0	0	0	0
3-4	ROOMS	0	14	60	0	0	74
5+	ROOMS	9	55	290	202	40	596
	TOTAL	9	69	350	202	40	670
GRAND TOTAL		18	138	700	404	80	1340

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	0	0	68	29	97
CONDITION 3	0	0	0	0	0
CONDITION 4	0	0	0	0	0
ALL CONDITIONS	0	0	68	29	97

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	40	52	5	0	97
CONDITION 3	0	0	0	0	0
CONDITION 4	0	0	0	0	0
ALL CONDITIONS	40	52	5	0	97

** = INDETERMINATE. 6+PEOPLE, 7+ROOMS.

TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
 (CONDITION 3 OR 4)
 (NUMBER OF HOUSEHOLDS)

	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
ALL RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	0	0	0	0	0

TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	3-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	0	0	0	0	0	0
	GT \$ 4	5	0	0	0	0	5
\$2-2999	LT \$ 4	0	0	0	0	0	0
	\$ 40- 6	0	0	0	0	0	0
	GT \$ 6	0	0	0	0	0	0
\$3-3999	LT \$ 6	0	0	0	0	0	0
	\$ 60- 8	0	0	0	0	0	0
	GT \$ 8	0	5	0	0	0	5
\$4-4999	LT \$ 8	0	0	0	0	0	0
	\$ 80-10	0	0	0	0	0	0
	GT \$10	0	0	0	0	0	0
\$5-5999	LT \$10	0	0	0	5	0	5
	\$100-12	0	5	0	0	0	5
	GT \$12	0	0	0	0	0	0
\$6-6999	LT \$12	0	0	0	15	0	15
	\$120-14	0	0	0	0	0	0
	GT \$14	0	10	5	4	10	29
\$7-7999	LT \$14	0	0	0	0	5	5
	GT \$14	0	0	0	4	0	4
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	0	0	0	5	0	5
\$9-9999	LT \$15	0	0	0	0	0	0
	GT \$15	0	0	0	4	0	4
GT10000	LT \$15	0	0	0	0	0	0
	GT \$15	0	15	0	0	0	15
TOTAL		5	35	5	37	15	97

INCOME						TOTAL
\$ 0	\$4000	\$6000	\$8000	\$12000		
-3999	-5999	-7999	-11999	OVER		
5	10	0	5	0	20	
0	5	0	19	9	33	
0	0	0	0	0	0	
24	44	53	40	10	171	
0	5	25	25	5	60	
29	64	78	89	24	284	
34	25	0	0	0	59	
25	53	46	93	30	247	
5	5	15	54	55	134	
24	67	118	161	77	447	
13	24	120	90	30	277	
101	174	299	398	192	1164	
40	20	0	0	0	60	
39	24	20	19	5	107	
5	0	10	0	10	25	
0	0	0	0	0	0	
0	0	0	0	0	0	
84	44	30	19	15	192	
214	282	407	506	231	1640	

NEGRO

HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	6	0	0	6
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	6	0	0	6
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	0	6	0	0	6

	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2 -4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	6	0	6
2 -4PERS - W/CH	0	0	0	0	6	6
5+ PERS - W/CH	0	0	0	6	7	13
TOTAL	0	0	0	12	13	25
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2 -4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	0	0	12	13	25
TOTAL						
HEAD UNDER 35						
1 PERSON	5	10	0	5	0	20
2 PERS - NO CH	0	5	0	19	9	33
3+PERS - NO CH	0	0	0	0	0	0
2 -4PERS - W/CH	24	44	53	40	10	171
5+ PERS - W/CH	0	5	25	25	5	60
TOTAL	29	64	78	89	24	284
HEAD 35-59						
1 PERSON	34	25	0	0	0	59
2 PERS - NO CH	25	53	46	93	30	247
3+PERS - NO CH	5	5	15	60	55	140
2 -4PERS - W/CH	24	67	124	161	83	459
5+ PERS - W/CH	13	24	120	96	37	290
TOTAL	101	174	305	410	205	1195
HEAD OVER 60						
1 PERSON	40	20	0	0	0	60
2 PERS - NO CH	39	24	20	19	5	107
3+PERS - NO CH	5	0	10	0	10	25
2 -4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	84	44	30	19	15	192
GRAND TOTAL	214	282	413	518	244	1671

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	5	23	23	0	51
5+ ROOMS	0	5	5	78	10	98
TOTAL	0	10	28	101	10	149
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	14	13	0	27
5+ ROOMS	0	0	10	9	0	19
TOTAL	0	0	24	22	0	46
5+ UNITS						
1-2 ROOMS	0	10	5	0	0	15
3-4 ROOMS	0	0	35	64	0	99
5+ ROOMS	0	0	5	0	0	5
TOTAL	0	10	45	64	0	119
TOTAL	0	20	97	187	10	314
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0

(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	5	23	23	0	51
5+ ROOMS	0	5	5	78	10	98
TOTAL	0	10	28	101	10	149
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	14	13	0	27
5+ ROOMS	0	0	10	9	0	19
TOTAL	0	0	24	22	0	46
5+ UNITS						
1-2 ROOMS	0	10	5	0	0	15
3-4 ROOMS	0	0	35	64	0	99
5+ ROOMS	0	0	5	0	0	5
TOTAL	0	10	45	64	0	119
TOTAL	0	20	97	187	10	314

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	0	0	0	0	5	5
3-4 ROOMS	0	61	175	11	0	247
5+ ROOMS	0	79	674	309	53	1115
TOTAL	0	140	849	320	58	1367
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL						
1-2 ROOMS	0	0	0	0	5	5
3-4 ROOMS	0	61	175	11	0	247
5+ ROOMS	0	79	674	309	53	1115
TOTAL	0	140	849	320	58	1367
GRAND TOTAL	0	280	1698	640	116	2724

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

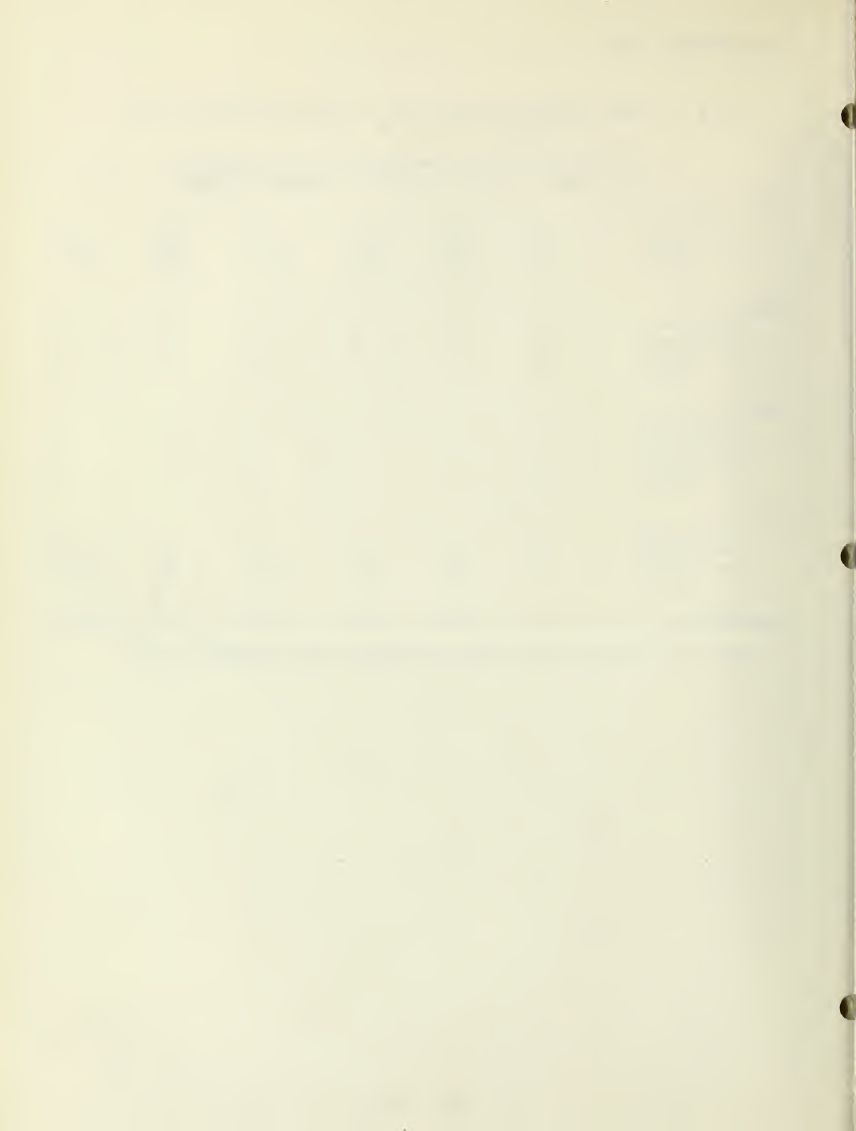


TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	5	35	125	149	314
CONDITION 3	0	0	0	0	0
CONDITION 4	0	0	0	0	0
ALL CONDITIONS	5	35	125	149	314

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	106	183	10	0	299
CONDITION 3	0	0	0	0	0
CONDITION 4	0	0	0	0	0
ALL CONDITIONS	106	183	10	0	299

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.

TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
ALL RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	0	0	0	0	0

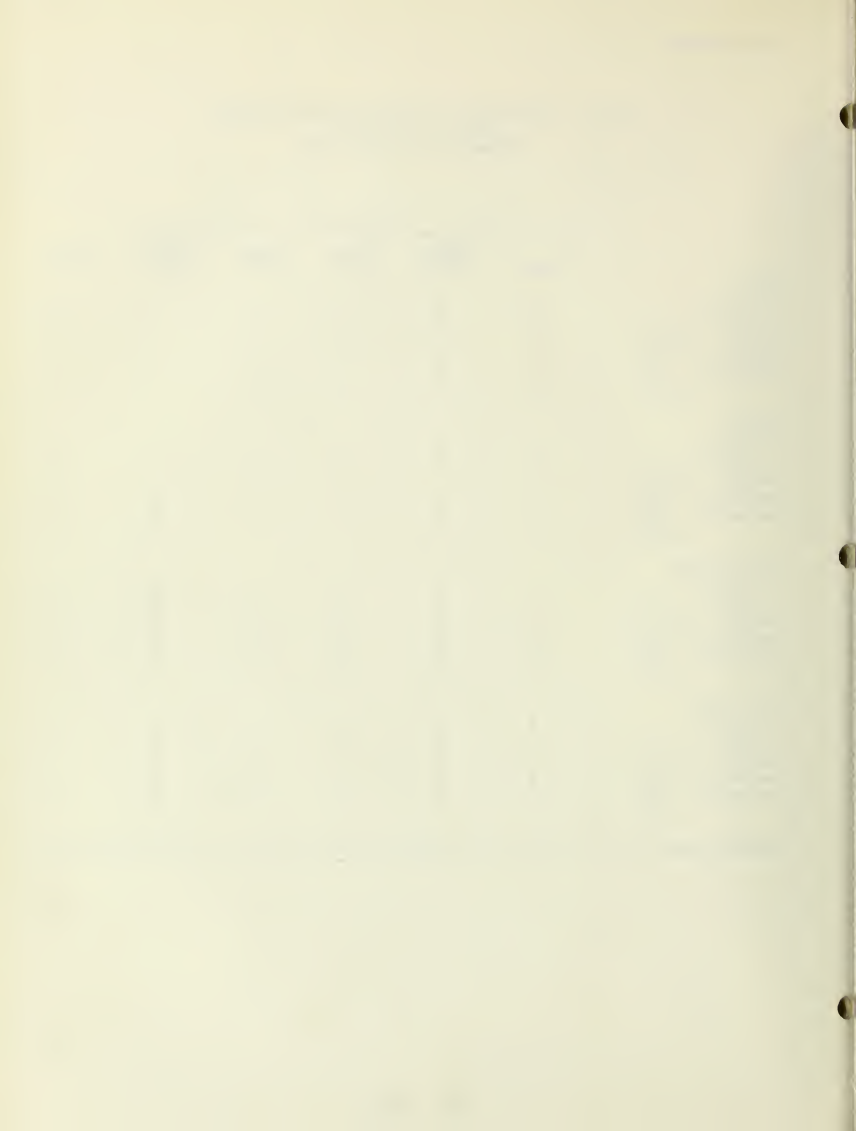
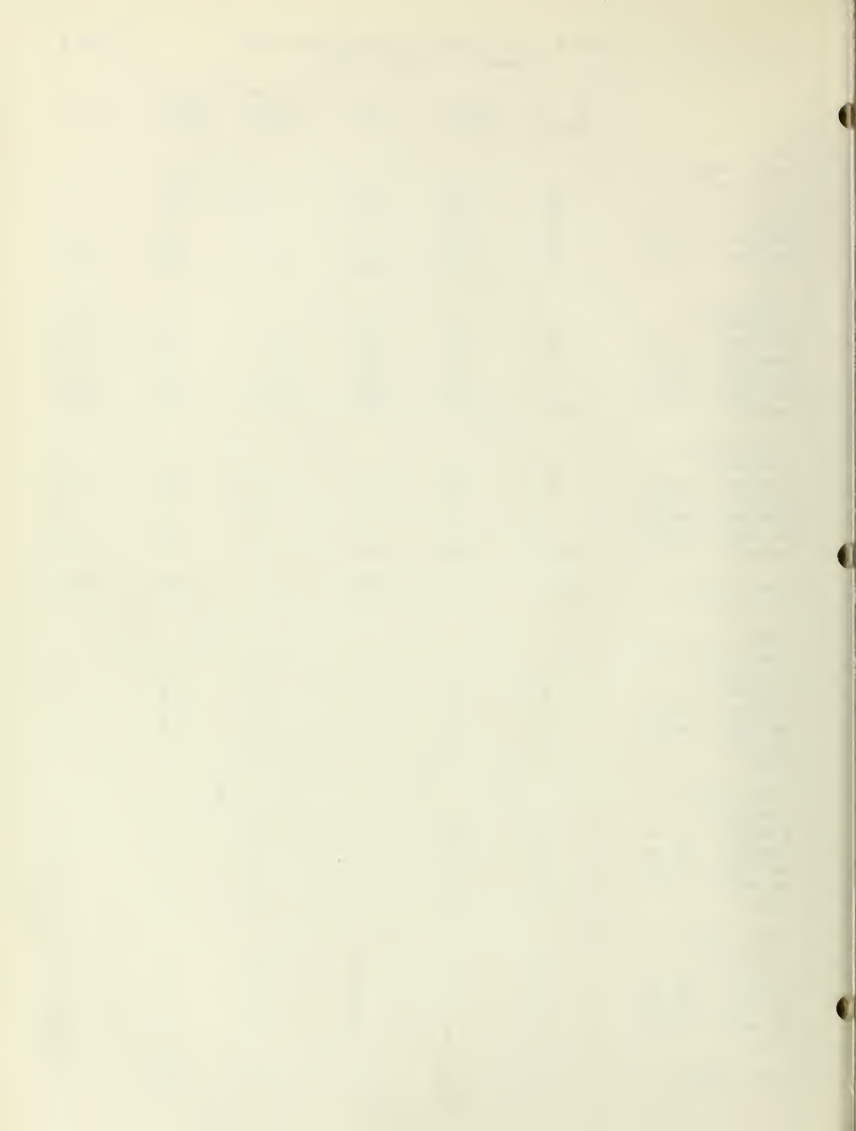


TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	2-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	0	0	0	0	0	0
	GT \$ 4	15	10	0	9	0	34
\$2-2999	LT \$ 4	0	0	0	0	0	0
	\$ 40- 6	0	0	0	0	0	0
	GT \$ 6	4	0	0	5	0	9
\$3-3999	LT \$ 6	0	0	0	0	0	0
	\$ 60- 8	10	0	0	0	0	10
	GT \$ 8	0	5	5	0	8	18
\$4-4999	LT \$ 8	10	0	0	10	0	20
	\$ 80-10	5	5	0	10	0	20
	GT \$10	0	5	0	0	0	5
\$5-5999	LT \$10	5	5	0	4	0	14
	\$100-12	0	0	0	5	0	5
	GT \$12	5	8	0	10	0	23
\$6-6999	LT \$12	0	0	5	5	5	15
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	5	0	5
\$7-7999	LT \$14	0	0	0	13	0	13
	GT \$14	0	0	0	0	0	0
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	0	0	0	20	0	20
\$9-9999	LT \$15	0	0	0	0	0	0
	GT \$15	5	0	0	5	10	20
GT10000	LT \$15	0	0	0	5	0	5
	GT \$15	0	33	10	20	0	63
TOTAL		59	71	20	126	23	299



	INCOME-----					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
HEAD UNDER 35						
1 PERSON	0	40	5	0	10	55
2 PERS - NO CH	22	15	20	24	0	81
3+PERS - NO CH	0	0	0	4	0	4
2-4PERS - W/CH	21	55	38	49	9	172
5+ PERS - W/CH	6	5	39	40	10	100
TOTAL	49	115	102	117	29	412
HEAD 35-59						
1 PERSON	60	40	24	5	0	129
2 PERS - NO CH	25	61	102	196	64	448
3+PERS - NO CH	0	0	14	45	29	88
2-4PERS - W/CH	48	95	218	171	69	601
5+ PERS - W/CH	0	58	122	59	60	299
TOTAL	133	254	480	476	222	1565
HEAD OVER 60						
1 PERSON	67	15	0	0	0	82
2 PERS - NO CH	74	46	70	50	10	250
3+PERS - NO CH	0	5	24	20	20	69
2-4PERS - W/CH	4	14	10	0	5	33
5+ PERS - W/CH	0	0	0	5	0	5
TOTAL	145	80	104	75	35	439
GRAND TOTAL	327	449	686	668	286	2416
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	0	0	0	0	0



	-----INCOME-----					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2 -4PERS - W/CH	6	0	6	0	0	12
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	6	0	6	0	0	12
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	6	6
2 -4PERS - W/CH	0	7	0	0	0	7
5+ PERS - W/CH	0	6	0	0	0	6
TOTAL	0	13	0	0	6	19
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2 -4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	6	13	6	0	6	31
TOTAL						
HEAD UNDER 35						
1 PERSON	0	40	5	0	10	55
2 PERS - NO CH	22	15	20	24	0	81
3+PERS - NO CH	0	0	0	4	0	4
2 -4PERS - W/CH	27	55	44	49	9	184
5+ PERS - W/CH	6	5	39	40	10	100
TOTAL	55	115	108	117	29	424
HEAD 35-59						
1 PERSON	60	40	24	5	0	129
2 PERS - NO CH	25	61	102	196	64	448
3+PERS - NO CH	0	0	14	45	35	94
2 -4PERS - W/CH	48	102	218	171	69	608
5+ PERS - W/CH	0	64	122	59	60	305
TOTAL	133	267	480	476	228	1584
HEAD OVER 60						
1 PERSON	67	15	0	0	0	82
2 PERS - NO CH	74	46	70	50	10	250
3+PERS - NO CH	0	5	24	20	20	69
2 -4PERS - W/CH	4	14	10	0	5	33
5+ PERS - W/CH	0	0	0	5	0	5
TOTAL	145	80	104	75	35	439
GRAND TOTAL	333	462	692	668	292	2447

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

		RENT -----					TOTAL
		LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2							
SINGLE FAMILY							
1-2 ROOMS	0	4	5	0	0	9	
3-4 ROOMS	0	5	10	43	0	58	
5+ ROOMS	11	15	10	110	0	146	
TOTAL	11	24	25	153	0	213	
2-4 UNITS							
1-2 ROOMS	0	5	15	0	0	20	
3-4 ROOMS	0	6	22	18	0	46	
5+ ROOMS	0	0	9	9	0	18	
TOTAL	0	11	46	27	0	84	
5+ UNITS							
1-2 ROOMS	0	5	0	4	0	9	
3-4 ROOMS	5	0	85	48	0	138	
5+ ROOMS	0	0	0	0	0	0	
TOTAL	5	5	85	52	0	147	
TOTAL	16	40	156	232	0	444	
CONDITION 3							
SINGLE FAMILY							
1-2 ROOMS	0	0	0	0	0	0	
3-4 ROOMS	0	0	0	0	0	0	
5+ ROOMS	0	0	0	0	0	0	
TOTAL	0	0	0	0	0	0	
2-4 UNITS							
1-2 ROOMS	0	0	0	0	0	0	
3-4 ROOMS	0	0	0	5	0	5	
5+ ROOMS	0	0	0	0	0	0	
TOTAL	0	0	0	5	0	5	
5+ UNITS							
1-2 ROOMS	0	0	15	0	0	15	
3-4 ROOMS	0	0	0	5	0	5	
5+ ROOMS	0	0	0	0	0	0	
TOTAL	0	0	15	5	0	20	
TOTAL	0	0	15	10	0	25	

(NUMBER OF HOUSING UNITS)

		RENT					TOTAL
		LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4							
SINGLE FAMILY							
1-2 ROOMS	0	0	0	0	0	0	
3-4 ROOMS	0	0	0	0	0	0	
5+ ROOMS	0	0	0	0	0	0	
TOTAL	0	0	0	0	0	0	
2-4 UNITS							
1-2 ROOMS	0	0	0	0	0	0	
3-4 ROOMS	0	0	0	0	0	0	
5+ ROOMS	0	0	0	0	0	0	
TOTAL	0	0	0	0	0	0	
5+ UNITS							
1-2 ROOMS	0	0	0	0	0	0	
3-4 ROOMS	0	0	0	0	0	0	
5+ ROOMS	0	0	0	0	0	0	
TOTAL	0	0	0	0	0	0	
TOTAL	0	0	0	0	0	0	
TOTALS							
SINGLE FAMILY							
1-2 ROOMS	0	4	5	0	0	9	
3-4 ROOMS	0	5	10	43	0	58	
5+ ROOMS	11	15	10	110	0	146	
TOTAL	11	24	25	153	0	213	
2-4 UNITS							
1-2 ROOMS	0	5	15	0	0	20	
3-4 ROOMS	0	6	22	23	0	51	
5+ ROOMS	0	0	9	9	0	18	
TOTAL	0	11	46	32	0	89	
5+ UNITS							
1-2 ROOMS	0	5	15	4	0	24	
3-4 ROOMS	5	0	85	53	0	143	
5+ ROOMS	0	0	0	0	0	0	
TOTAL	5	5	100	57	0	167	
TOTAL	16	40	171	242	0	469	

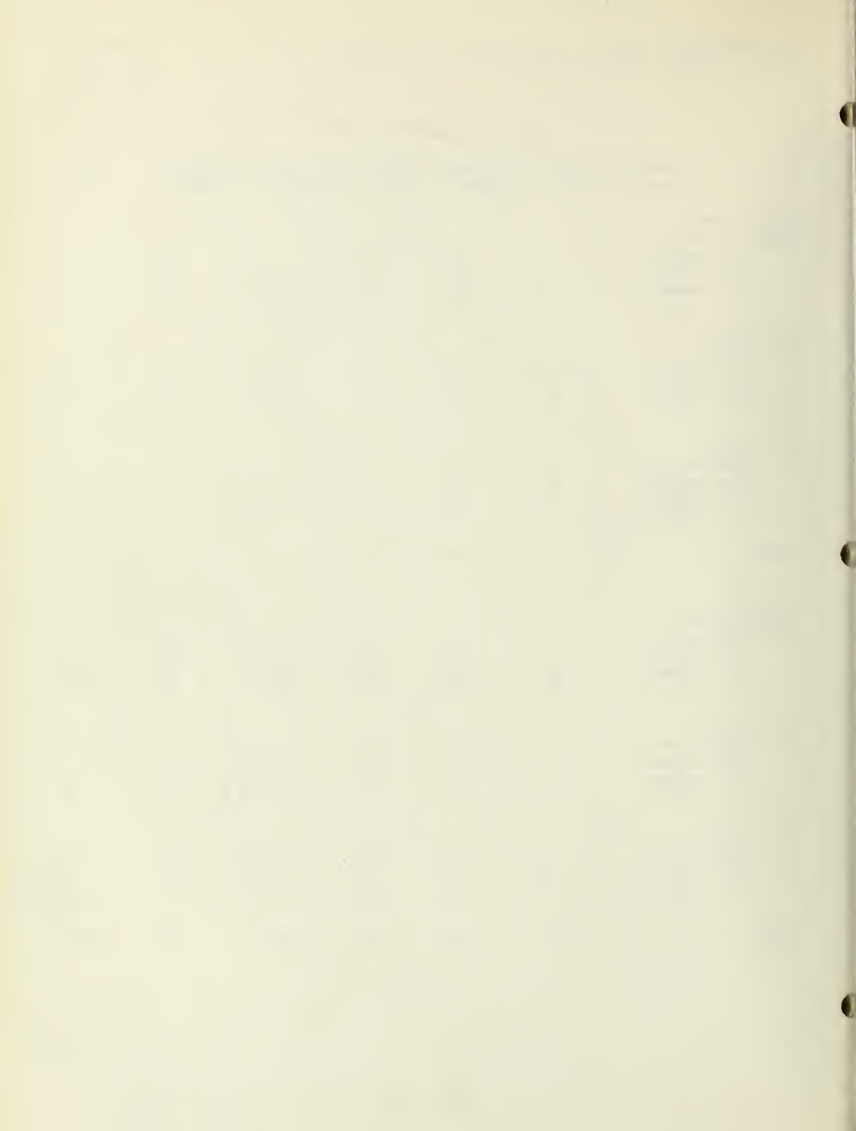


TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

		-----VALUE-----					TOTAL
		10- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2							
1-2 ROOMS		0	5	0	0	5	10
3-4 ROOMS		15	117	176	0	0	308
5+ ROOMS		5	228	1135	265	15	1648
TOTAL		20	350	1311	265	20	1966
CONDITION 3							
1-2 ROOMS		0	0	0	0	0	0
3-4 ROOMS		0	0	0	0	0	0
5+ ROOMS		0	0	5	0	0	5
TOTAL		0	0	5	0	0	5
CONDITION 4							
1-2 ROOMS		0	0	0	0	0	0
3-4 ROOMS		0	0	0	0	0	0
5+ ROOMS		0	0	0	0	0	0
TOTAL		0	0	0	0	0	0
TOTAL							
1-2 ROOMS		0	5	0	0	5	10
3-4 ROOMS		15	117	176	0	0	308
5+ ROOMS		5	228	1140	265	15	1653
TOTAL		20	350	1316	265	20	1971
GRAND TOTAL		40	700	2632	530	40	3942

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	25	24	191	204	444
CONDITION 3	20	5	0	0	25
CONDITION 4	0	0	0	0	0
ALL CONDITIONS	45	29	191	204	469

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	151	229	31	0	411
CONDITION 3	5	20	0	0	25
CONDITION 4	0	0	0	0	0
ALL CONDITIONS	156	249	31	0	436

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.



TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
 (CONDITION 3 OR 4)
 (NUMBER OF HOUSEHOLDS)

	INCOME					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
1 PERSON	0	5	5	0	0	10
2 PERS - NO CH	0	10	0	0	0	10
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	5	0	0	5
5+ PERS - W/CH	0	0	5	0	0	5
TOTAL	0	15	15	0	0	30
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
ALL RACES						
1 PERSON	0	5	5	0	0	10
2 PERS - NO CH	0	10	0	0	0	10
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	5	0	0	5
5+ PERS - W/CH	0	0	5	0	0	5
TOTAL	0	15	15	0	0	30
GRAND TOTAL	0	30	30	0	0	60

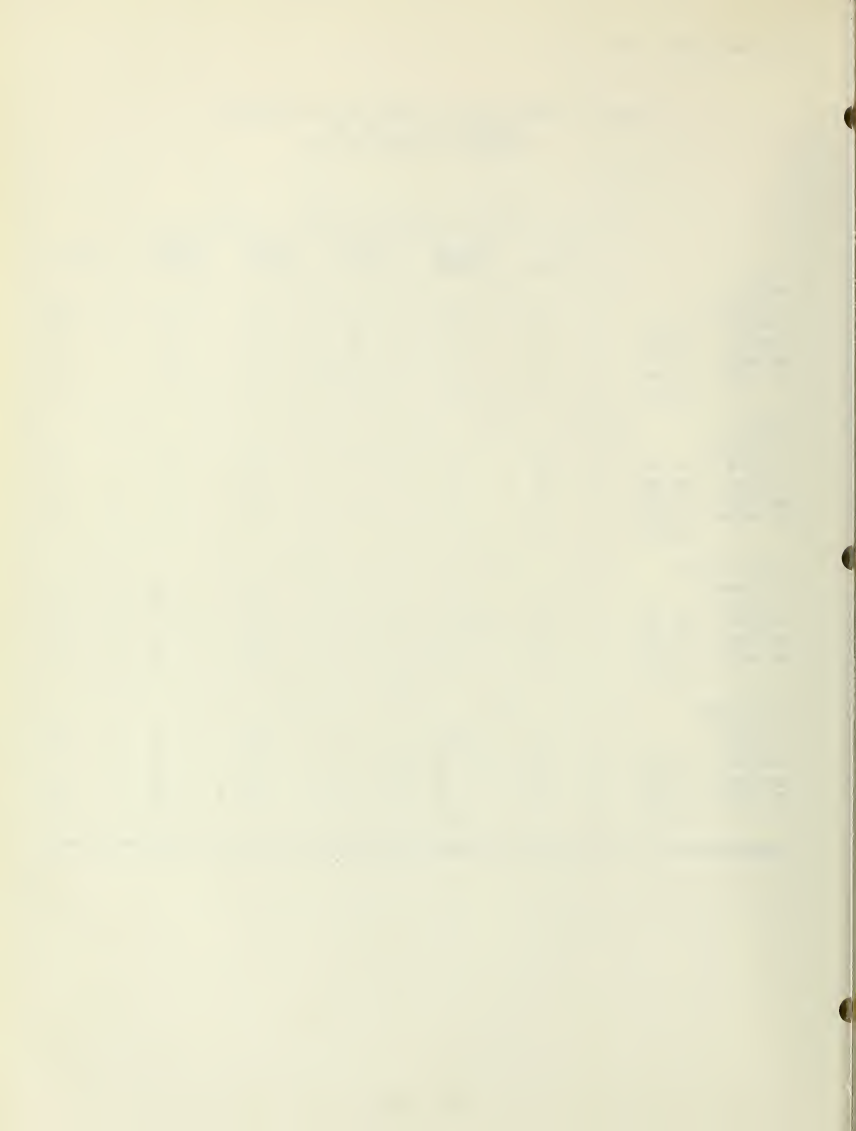


TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS	3+PERS	2-4PERS	5+PERS	
			NO CH	NO CH	W/CH	W/CH	
\$0-1999	LT \$ 4	0	0	0	0	0	0
	GT \$ 4	10	14	0	15	0	39
\$2-2999	LT \$ 4	0	0	0	0	0	0
	\$ 40- 6	0	0	0	0	0	0
	GT \$ 6	10	5	0	4	0	19
\$3-3999	LT \$ 6	0	5	0	0	0	5
	\$ 60- 8	0	0	0	0	0	0
	GT \$ 8	14	5	0	5	6	30
\$4-4999	LT \$ 8	5	6	0	18	0	29
	\$ 80-10	10	0	0	0	0	10
	GT \$10	5	5	0	13	5	28
\$5-5999	LT \$10	10	16	0	14	0	40
	\$100-12	5	5	0	9	0	19
	GT \$12	0	0	0	5	0	5
\$6-6999	LT \$12	9	15	0	14	6	44
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	0	5	5
\$7-7999	LT \$14	5	20	0	10	0	35
	GT \$14	0	0	0	0	0	0
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	0	10	0	9	6	25
\$9-9999	LT \$15	0	0	0	0	0	0
	GT \$15	0	20	0	0	5	25
GT10000	LT \$15	0	0	0	0	0	0
	GT \$15	5	29	0	34	10	78
TOTAL		88	155	0	150	43	436



SECTION 3

SOCIAL AND PHYSICAL PROBLEM PROFILES, BY CENSUS TRACT

In order to stratify the various parts of the City according to the relative urgency of their renewal problems, a series of Census Tract "profiles" were developed. These profiles consist of two sets of graphs per Census Tract: one relating to social problems and the other relating to physical problems. The indicators used for the profiles were derived from a variety of sources. They were selected if they provided an especially good measure either of a recognized problem or of some characteristic which could intensify problems under certain conditions. A very low median income, for example, is clearly a problem indicator. An indicator such as "a high percentage of persons who recently moved", on the other hand, is not a problem per se but could indicate a degree of instability that might make other problems more difficult to solve.

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Construction of the Profiles

The profiles were developed by very simple mathematic and graphic procedures. Scores for each variable were computed for each Tract, and plotted on scales defined by two points: 1) the "highest problem Tract score", e.g., the Tract score indicating the highest percentage of families earning less than \$3,000 per year, or the Tract score indicating the lowest median family income; and 2) the comparable score for San Francisco as a whole. Using these two points for each variable, all scales could be equalized in length and presented on the same graph.

These profiles were developed for purposes of general graphic scanning and sorting of high-problem vs. low-problem areas in the CRP study. By noting the average distance of any Tract's profile above the San Francisco scores, one can quickly see how "well-off" the Tract is in comparison to others. The profiles can be easily misinterpreted, however, if used for more detailed purposes. The scales have not been equalized on the basis of standard deviations - that is, within any one profile comparisons of the relative positions between variables have no meaning.

Full titles, data and sources for each variable on the profiles are shown on the tables which follow.

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Components of the Social Problem Profiles

Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
1a. Per Cent of Families Earning Less Than \$3,000 in 1959 (1)	13.4	42.2	2.2
1b. Median Family Income, 1959 (1)	6,716	3,459	18,281
1c. Per Cent of Male Labor Force Unemployed, 1960 (1)	6.7	19.4	0
1d. Per Cent of Female Labor Force Unemployed, 1960 (1)	5.4	16.8	0.7
2a. Per Cent of Persons Over 25 Who had not Completed 4 Years of High School, 1960 (1)	49.0	91.69	19.9
2b. Median Years of Education, 1960 (1)	12.0	0.9	14.0
2c. Per Cent of Total Popula- tion that is Non-White, 1960 (1)	18.4	99.5	0.1
2d. Per Cent of Total Popula- tion that is Over 65 Years of Age, 1960 (1)	12.6	33.6	3.0
3a. Number of Old Age Assist- ance Recipients, 1962 per 1000 1960 Population (2)	16.0	79.0	1.0
3b. New Tuberculosis Cases, 1960, per 1000 1960 Popu- lation (3)	0.8	4.0	0
3c. Number of Infant Deaths per 1000 Births, 1963 (3)	25	91.0	0
4a. Criminal Offences Committed in 1960 per 1000 Popula- tion, 1960 (5)	68	280	40

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Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
4b. Juvenile Court Cases, 1960 per 1000 Persons 8-18 Years of Age, 1960 (4)	55	165	3
4c. Suicides 1960 per 1000 Population, 1960 (5)	0.3	1.5	0
5a. Per Cent of 1960 Popula- tion Moved to 1960 Home Since 1955 (1)	54.7	75.9	26.8
5b. Per Cent of Total Housing Units that were Rented, 1960 (1)	61.0	99.59	2.64
5c. Per Cent of Total House- holds that were Primary Families, 1960 (1)	61.64	9.04	94.58
5d. Per Cent Change in Number of Families, 1950-1960 (1) & (6)	-10.1	-71.30	+712.30

Components of the Physical Problem Profile

Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
1a. Per Cent of Housing Units that were Dilapidated, 1960 (1)	1.71	58.93	0
1b. Per Cent of Housing Units that were Substandard, 1960 (Dilapidated, Deteriorating and/or Missing any Plumbing Facilities) (1)	17.50	95.40	0.20

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Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
1c. Per Cent of Housing Units that were 20 Years of Age or More, 1960 (1)	80.39	100	0.9
1d. Lot Size and Shape Penal- ty Score, 1956 (7)	4.75	8.50	0
1e. Per Cent of Housing Units that were Occupied by 1.01 Persons or More per Room, 1960 (1)	6.53	32.05	0.43
1f. Per Cent of Housing Units with no Bathroom or Shared Bathroom, 1960 (1)	12.45	93.12	0
1g. Per Cent of Total Housing Units that were Vacant, 1960 (1)	5.98	27.32	0
2a. Non-Conforming Use Penalty Score, 1964 (8)	.74	11.23	0
2b. Block Size and Shape Penal- ty Score, 1956 (7)	2.77	6.50	0
2c. Street Layout Penalty Score, 1956 (7)	2.26	5.0	0
2d. Traffic Penalty Score, 1964 (9)	0.34	2.83	0
2e. Facility Deficiencies Score - Protective Functions, 1965 (10)	1.68	3.50	0.80
2f. Facility Deficiencies Score - Recreation, Library, 1965 (10)	1.81	4.00	0.30
2g. Facility Deficiencies Score - Education, 1965 (10)	1.77	2.80	0.40
3a. Improvement Activity Level, 1962-1964 (11)	1.42	0	6.50
3b. Construction Activity Level, 1962-1964 (11)	2.83	0	32.09

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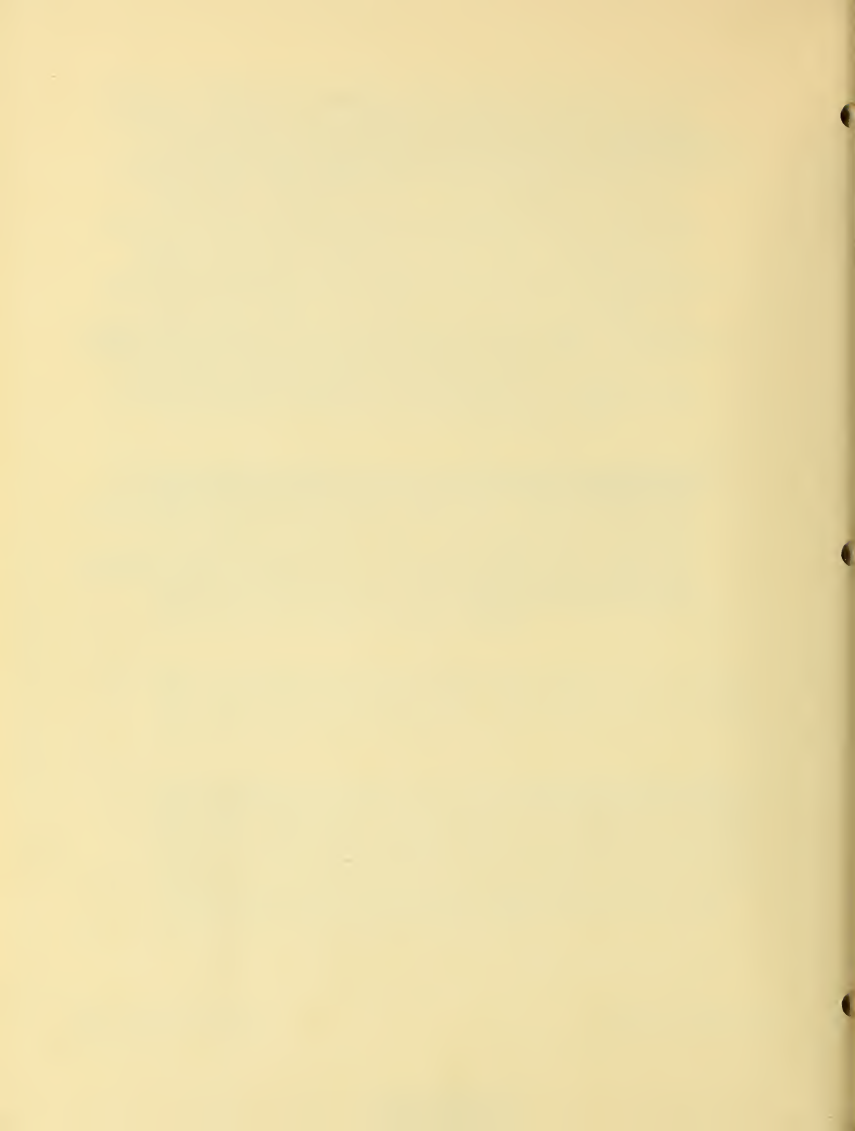
Sources and Detailed Definitions

- (1) U.S. Department of Commerce, Bureau of the Census, Census Tracts, San Francisco-Oakland, California, Standard Metropolitan Statistical Area, Final Report PHC (1)-137, U.S. Census of Population and Housing, 1960.
- (2) Data obtained from the United Community Fund of San Francisco.
- (3) Data obtained from the San Francisco Department of Public Health.
- (4) Social Planning Department, United Community Fund of San Francisco, Juvenile Delinquents in San Francisco 1960, 1964.
- (5) San Francisco Police Department, Annual Report, 1960.
- (6) U.S. Department of Commerce, Bureau of the Census, Census Tract Statistics, San Francisco-Oakland, California and Adjacent Area, 1950 Population Census Report, Volume III, Chapter 49, United States Census of Population, 1950.
- (7) Penalty scores and rating systems were developed by Francis H. Hendricks in 1956, and are defined in his "The Measurement of Housing Quality for Urban Renewal", (unpublished Master's Thesis, University of California, Berkeley, 1958).
- (8) Derived from Zoning Division, San Francisco Department of City Planning, Non-Conforming Use Study, 1965. This measure is equal to the total number of non-conforming uses in any Census Tract per 100 housing units in that Tract in 1960.
- (9) Traffic penalty scores were derived from Inventory of Street Deficiencies (Projected to 1974) in the City and County of San Francisco, April 1964, prepared for the Department of Public Works of the State of California by the Road Commissioner, City and County of San Francisco. This publication describes the number of miles of deficient streets that either exist now or are likely to come into being before 1974, according to capacity, structural and other standards. The penalty score used in our profiles is simply defined as the total number of deficient miles in a Census Tract.

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- (10) Public Facility Deficiency scores (Items 2e., 2f., and 2g. on the Physical Problem Profile) were developed for the CRP by a special procedure. In this procedure a five-man team, drawn from the staffs of the Department of City Planning, the Department of Public Works and Arthur D. Little, Inc., rated the public facilities existing in each Census Tract as of January 1965. After group discussions concerning each Tract, all team members independently rated each type of facility on a 5-point scale. A score of "0" was defined to mean "no indication of any deficiency". A score of "5" was defined to mean "severe deficiencies exist which demand highest priority attention". Deficiencies were defined broadly to include structural deterioration as well as inadequate capacity and inadequate service area coverage. Individual scores were averaged to derive the final group score. ("Protective Facilities" - Item 2e. - include police stations, fire stations and health centers.) It should be noted that no special surveys or measurements of deterioration were undertaken as a part of this process. The results must, therefore, be interpreted as preliminary problem identifications and not as definitive measures of need for improvement.
- (11) Items 3a. and 3b. were derived from a special CRP sample survey of building permit applications. Item 3a. concerns applications for improvements to existing structures and 3b. concerns new construction. The specific measure used on the profile was the number of housing units to be either improved or construction in a Census Tract - according to the sample applications - per 100 1960 housing units in that Tract. The procedure employed in the survey and the survey data applicable to this Programming Area are described in detail in Section 6 of this report.

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SOCIAL PROBLEM PROFILE DATA
by Census Tract

Programming Area - 15

	P-1	P-2	P-3A	Q-1A	Q-1B	
1a. % Families, Income Less Than \$3000/yr.	9.8	6.7	6.6	7.2	6.1	
1b. Median Family Income	7499	8287	8583	7570	7736	
1c. % Male Labor Force, Unemployed	2.3	2.8	2.7	3.5	2.2	
1d. % Female Labor Force, Unemployed	2.6	3.1	2.4	2.5	2.8	
2a. % Persons Over 25, Less Than HS Education	41.3	39.2	40.9	39.9	36.3	
2b. Median Years Education	12.3	12.3	12.3	12.3	12.4	
2c. % Population, Non-White	1.1	1.1	1.0	2.4	1.6	
2d. % Population, Over 65	16.3	12.1	13.0	9.9	6.5	
3a. QAA Recipients/1000 Persons	11	7	10	8	7	
3b. New Tuberculosis Cases/1000 Persons	.2	.2	.1	.4	.4	
3c. Infant Mortality/1000 Births	5	34	14	18	18	
4a. Criminal Offences Committed/1000 Persons	40	40	40	40	40	
4b. Juvenile Court Cases/1000, 8-18 yrs.	20	26	21	27	27	
4c. Suicides/1000 Persons	.3	.5	.4	.2	.2	
4d. AFDC Recipients/100 Families	.15	.14	.14	.38	.39	
5a. % 1960 Population, Moved Since 1955	40.0	37.9	29.8	44.2	39.3	
5b. % Housing Units, Rented	29.51	13.17	11.70	27.79	17.61	
5c. % Households, Primary Families	80.67	86.26	86.32	83.57	88.84	
5d. % Change, Number of Families, 1950 - 1960	+2.49	+1.29	+34.91	+10.45	+10.45	

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PHYSICAL PROBLEM PROFILE DATA
by Census Tract

Programming Area 15

	P-1	P-2	P-3A	Q-1A	Q-1B	
1a. % Housing Units, Dilapidated	.10	.02	.12	.37	.02	
1b. % Housing Units, Substandard	.90	.70	1.30	3.10	1.00	
1c. % Housing Units, 20 Yrs. Old or More	67.0	44.9	66.1	33.4	8.2	
1d. Lot Size and Shape Penalty	7	7	7	8.5	8.5	
1e. % Housing Units, 1.01 Persons/Room or More	1.73	1.79	2.09	4.31	4.77	
1f. % Housing Units, Shared or No Bath	.10	.25	.39	.28	.20	
1g. % Housing Units, Vacant	1.83	1.42	1.13	3.12	1.56	
2a. Non-Conforming Use Penalty	1.10	.04	.04	.94	.59	
2b. Block Size and Shape Penalty	0	0	0	0	0	
2c. Street Layout Penalty	0	0	0	0	0	
2d. Traffic Penalty	0	0	0	0	0	
2e. Facility Deficiencies-Protective Functions	.9	.8	.9	.8	.8	
2f. Facility Deficiencies-Recreation, Library	1.0	1.6	.6	.9	.5	
2g. Facility Deficiencies - Education	.7	.6	.5	.5	.4	
3a. Improvement Activity Level	1.18	.62	.90	.61	.72	
3b. Construction Activity Level	.44	.25	.16	1.41	.98	

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SOCIAL PROBLEM PROFILE

	Poverty	Blocks to Opportun.	Ill Health	Social Pathology	Trans- iency
1a. % Families, Income Less Than \$3000/yr.					
1b. Median Family Income					
1c. % Male Labor Force, Unemployed					
1d. % Female Labor Force, Unemployed					
2a. % Persons Over 25, Less Than HS Education					
2b. Median Years Education					
2c. % Population, Non-White					
2d. % Population, Over 65					
3a. OAA Recipients/1000 Persons					
3b. New Tuberculosis Cases/1000 Persons					
3c. Infant Mortality/1000 Births					
4a. Criminal Offences Committed/1000 Persons					
4b. Juvenile Court Cases/1000, 8-18 yrs.					
4c. Suicides/1000 Persons					
4d. AFDC Recipients/100 Families					
5a. % 1960 Population, Moved Since 1955					
5b. % Housing Units, Rented					
5c. % Households, Primary Families					
5d. % Change, Number of Families, 1950-1960					

CENSUS TRACT P-1

← HIGHEST PROBLEM
TRACT SCORE
e.g., Highest % Fam.
less than \$3000, Lowest
Median Income, etc.

← SAN FRANCISCO
SCORE OR AVERAGE

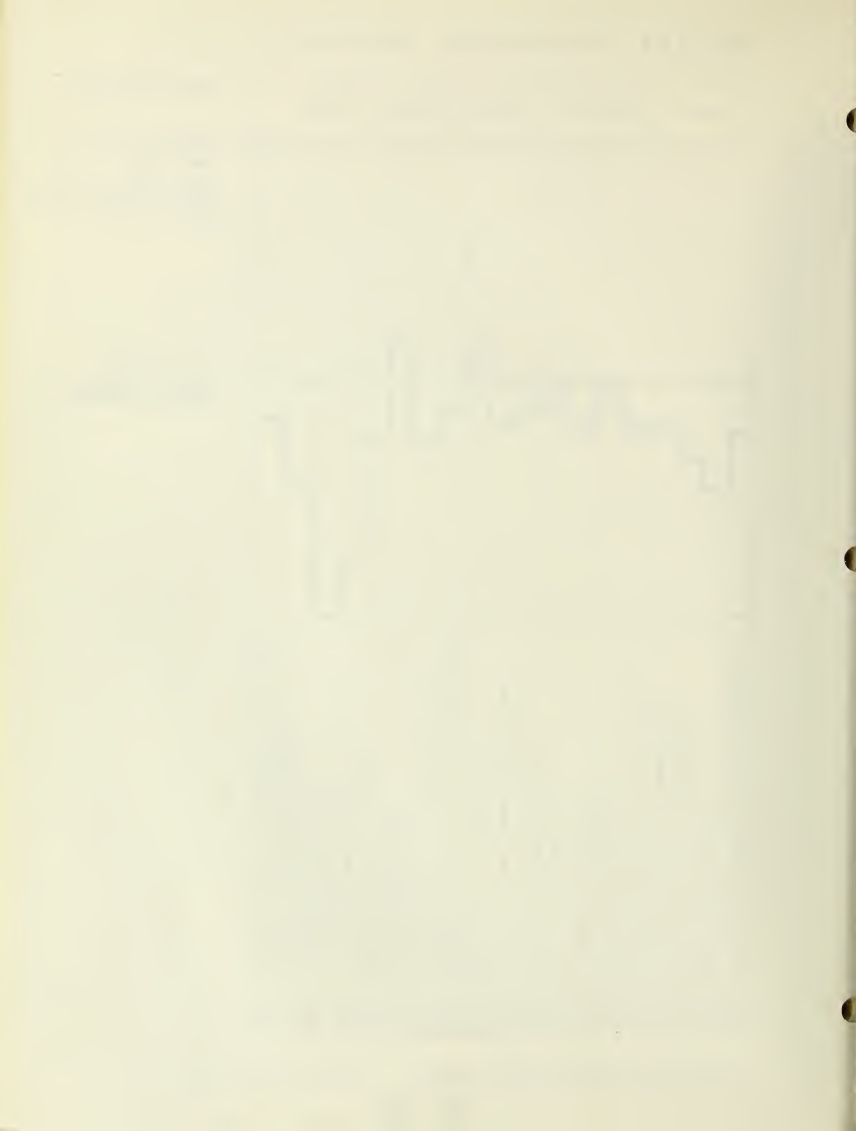
SOCIAL PROBLEM PROFILE

	Poverty	Blocks to Opportun.	Ill Health	Social Pathology	Transiency
1a. % Families, Income Less Than \$3000/yr.					
1b. Median Family Income					
1c. % Male Labor Force, Unemployed					
1d. % Female Labor Force, Unemployed					
2a. % Persons Over 25, Less Than HS Education					
2b. Median Years Education					
2c. % Population, Non-White					
2d. % Population, Over 65					
3a. OAA Recipients/1000 Persons					
3b. New Tuberculosis Cases/1000 Persons					
3c. Infant Mortality/1000 Births					
4a. Criminal Offences Committed/1000 Persons					
4b. Juvenile Court Cases/1000, 8-18 yrs.					
4c. Suicides/1000 Persons					
4d. AFDC Recipients/100 Families					
5a. % 1960 Population, Moved Since 1955					
5b. % Housing Units, Rented					
5c. % Households, Primary Families					
5d. % Change, Number of Families, 1950-1960					

CENSUS TRACT P-2

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Lowest Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE



SOCIAL PROBLEM PROFILE

	Poverty	Blocks to Opportun.	Ill Health	Social Pathology	Trans- iency
1a. % Families, Income Less Than \$3000/yr.					
1b. Median Family Income					
1c. % Male Labor Force, Unemployed					
1d. % Female Labor Force, Unemployed					
2a. % Persons Over 25, Less Than HS Education					
2b. Median Years Education					
2c. % Population, Non-White					
2d. % Population, Over 65					
3a. OAA Recipients/1000 Persons					
3b. New Tuberculosis Cases/1000 Persons					
3c. Infant Mortality/1000 Births					
4a. Criminal Offences Committed/1000 Persons					
4b. Juvenile Court Cases/1000, 8-18 yrs.					
4c. Suicides/1000 Persons					
4d. AFDC Recipients/100 Families					
5a. % 1960 Population, Moved Since 1955					
5b. % Housing Units, Rented					
5c. % Households, Primary Families					
5d. % Change, Number of Families, 1950-1960					

CENSUS TRACT P-3A

← HIGHEST PROBLEM
TRACT SCORE
e.g., Highest % Fam.
less than \$3000, Lowest
Median Income, etc.

← SAN FRANCISCO
SCORE OR AVERAGE



SOCIAL PROBLEM PROFILE

	Poverty	Blocks to Opportun.	Ill Health	Social Pathology	Transiency
1a. % Families, Income Less Than \$3000/yr.					
1b. Median Family Income					
1c. % Male Labor Force, Unemployed					
1d. % Female Labor Force, Unemployed					
2a. % Persons Over 25, Less Than HS Education					
2b. Median Years Education					
2c. % Population, Non-White					
2d. % Population, Over 65					
3a. OAA Recipients/1000 Persons					
3b. New Tuberculosis Cases/1000 Persons					
3c. Infant Mortality/1000 Births					
4a. Criminal Offences Committed/1000 Persons					
4b. Juvenile Court Cases/1000, 8-18 yrs.					
4c. Suicides/1000 Persons					
4d. AFDC Recipients/100 Families					
5a. % 1960 Population, Moved Since 1955					
5b. % Housing Units, Rented					
5c. % Households, Primary Families					
5d. % Change, Number of Families, 1950-1960					

CENSUS TRACT Q-1A

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Lowest Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE



SOCIAL PROBLEM PROFILE

	Poverty	Blocks to Opportun.	Ill Health	Social Pathology	Transiency
1a. % Families, Income Less Than \$3000/yr.					
1b. Median Family Income					
1c. % Male Labor Force, Unemployed					
1d. % Female Labor Force, Unemployed					
2a. % Persons Over 25, Less Than HS Education					
2b. Median Years Education					
2c. % Population, Non-White					
2d. % Population, Over 65					
3a. OAA Recipients/1000 Persons					
3b. New Tuberculosis Cases/1000 Persons					
3c. Infant Mortality/1000 Births					
4a. Criminal Offences Committed/1000 Persons					
4b. Juvenile Court Cases/1000, 8-18 yrs.					
4c. Suicides/1000 Persons					
4d. AFDC Recipients/100 Families					
5a. % 1960 Population, Moved Since 1955					
5b. % Housing Units, Rented					
5c. % Households, Primary Families					
5d. % Change, Number of Families, 1950-1960					

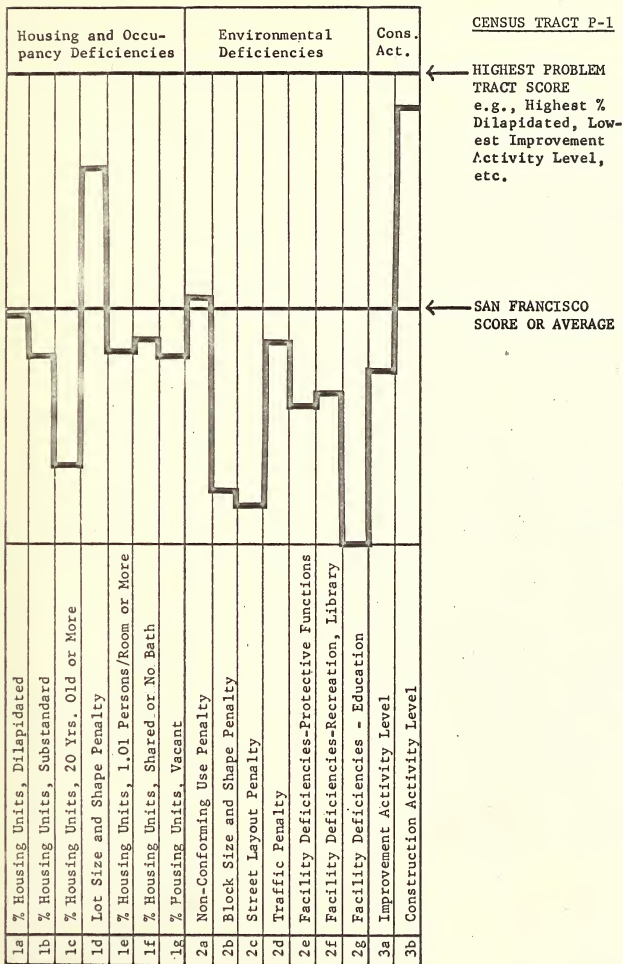
CENSUS TRACT Q-1B

HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Lowest Median Income, etc.

SAN FRANCISCO SCORE OR AVERAGE



PHYSICAL PROBLEM PROFILE





PHYSICAL PROBLEM PROFILE

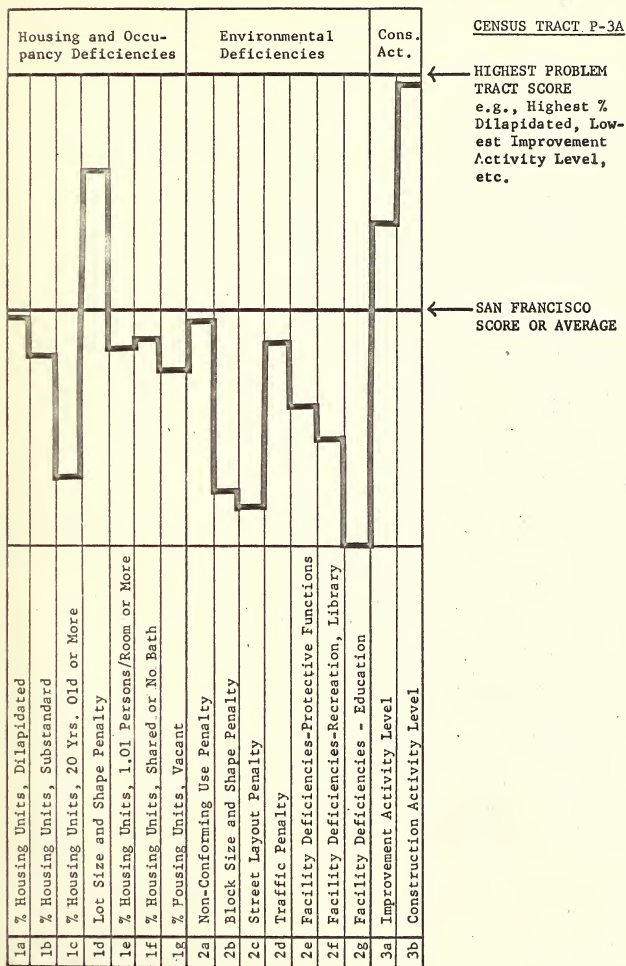
Housing and Occu- pancy Deficiencies			Environmental Deficiencies			Cons. Act.
1a	% Housing Units, Dilapidated		2a	Non-Conforming Use Penalty		
1b	% Housing Units, Substandard		2b	Block Size and Shape Penalty		
1c	% Housing Units, 20 Yrs. Old or More		2c	Street Layout Penalty		
1d	Lot Size and Shape Penalty		2d	Traffic Penalty		
1e	% Housing Units, 1.01 Persons/Room or More		2e	Facility Deficiencies-Protective Functions		
1f	% Housing Units, Shared or No Bath		2f	Facility Deficiencies-Recreation, Library		
1g	% Pousing Units, Vacant		2g	Facility Deficiencies - Education		
			3a	Improvement Activity Level		
			3b	Construction Activity Level		

CENSUS TRACT P-2

HIGHEST PROBLEM
TRACT SCORE
e.g., Highest %
Dilapidated, Low-
est Improvement
Activity Level,
etc.

SAN FRANCISCO
SCORE OR AVERAGE

PHYSICAL PROBLEM PROFILE





PHYSICAL PROBLEM PROFILE

	Housing and Occu- pancy Deficiencies	Environmental Deficiencies	Cons. Act.
1a	% Housing Units, Dilapidated		
1b	% Housing Units, Substandard		
1c	% Housing Units, 20 Yrs. Old or More		
1d	Lot Size and Shape Penalty		
1e	% Housing Units, 1.01 Persons/Room or More		
1f	% Housing Units, Shared or No Bath		
1g	% Pousing Units, Vacant		
2a	Non-Conforming Use Penalty		
2b	Block Size and Shape Penalty		
2c	Street Layout Penalty		
2d	Traffic Penalty		
2e	Facility Deficiencies-Protective Functions		
2f	Facility Deficiencies-Recreation, Library		
2g	Facility Deficiencies - Education		
3a	Improvement Activity Level		
3b	Construction Activity Level		

CENSUS TRACT Q-1A

← HIGHEST PROBLEM
TRACT SCORE
e.g., Highest %
Dilapidated, Low-
est Improvement
Activity Level,
etc.

← SAN FRANCISCO
SCORE OR AVERAGE



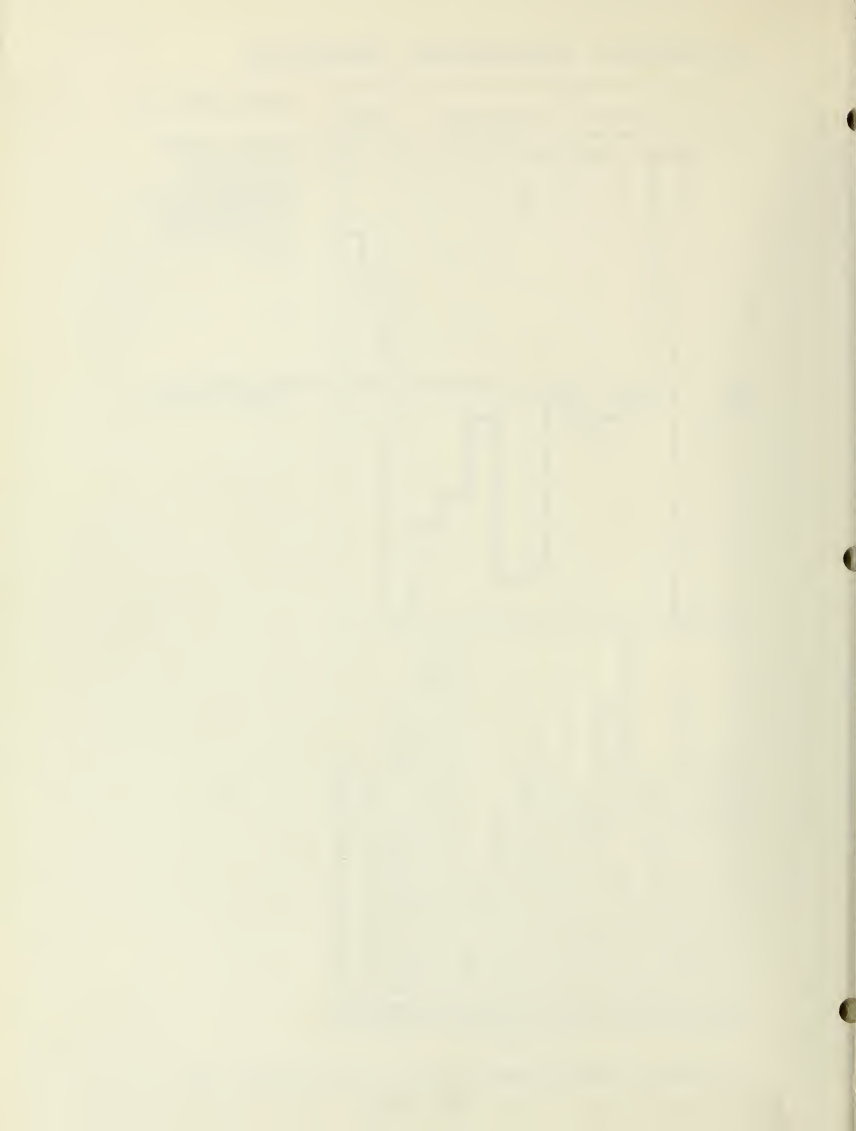
PHYSICAL PROBLEM PROFILE

Housing and Occu- pancy Deficiencies			Environmental Deficiencies			Cons. Act.
1a	% Housing Units, Dilapidated		2a	Non-Conforming Use Penalty		
1b	% Housing Units, Substandard		2b	Block Size and Shape Penalty		
1c	% Housing Units, 20 Yrs. Old or More		2c	Street Layout Penalty		
1d	Lot Size and Shape Penalty		2d	Traffic Penalty		
1e	% Housing Units, 1.01 Persons/Room or More		2e	Facility Deficiencies-Protective Functions		
1f	% Housing Units, Shared or No Bath		2f	Facility Deficiencies-Recreation, Library		
1g	% Pousing Units, Vacant		2g	Facility Deficiencies - Education		
			3a	Improvement Activity Level		
			3b	Construction Activity Level		

CENSUS TRACT Q-1B

← HIGHEST PROBLEM
TRACT SCORE
e.g., Highest %
Dilapidated, Low-
est Improvement
Activity Level,
etc.

← SAN FRANCISCO
SCORE OR AVERAGE



SECTION 4

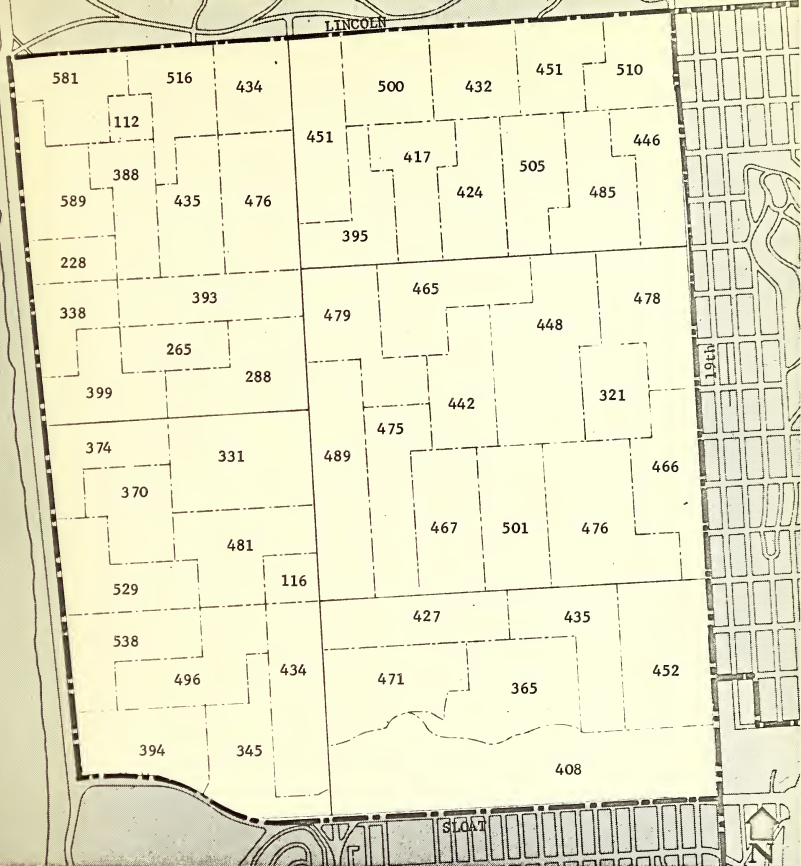
POPULATION AND HOUSING CHARACTERISTICS MAPS, 1960, BY ENUMERATION DISTRICT

The maps in this Section give for each Enumeration District information on the following variables: total number of housing units; average rent of rental housing units; per cent of housing units which are sound and with all plumbing facilities present; and the number of Negroes as a per cent of total population. These variables do not explain, by any means, all there is to know about each Enumeration District. The purpose of including them in this report is to provide some sense of the internal variations within Neighborhoods and Census Tracts with respect to certain key housing and population characteristics. In general, the Neighborhoods and Census Tracts are appropriate levels of detail for the general programming recommendations that are a part of the CRP. However, in certain instances, the CRP "treatment area" recommendations in the 6-year program for 1966-1972 (see Chapter 6 of the final report) were influenced by information at the Enumeration District

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level. Moreover, for project planning, much more information at the Enumeration District scale will, of course, be required. Such information can be obtained from the PHC (1) Enumeration District book to be maintained by the San Francisco Department of City Planning.

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NUMBER OF HOUSING UNITS

Programming Area 15

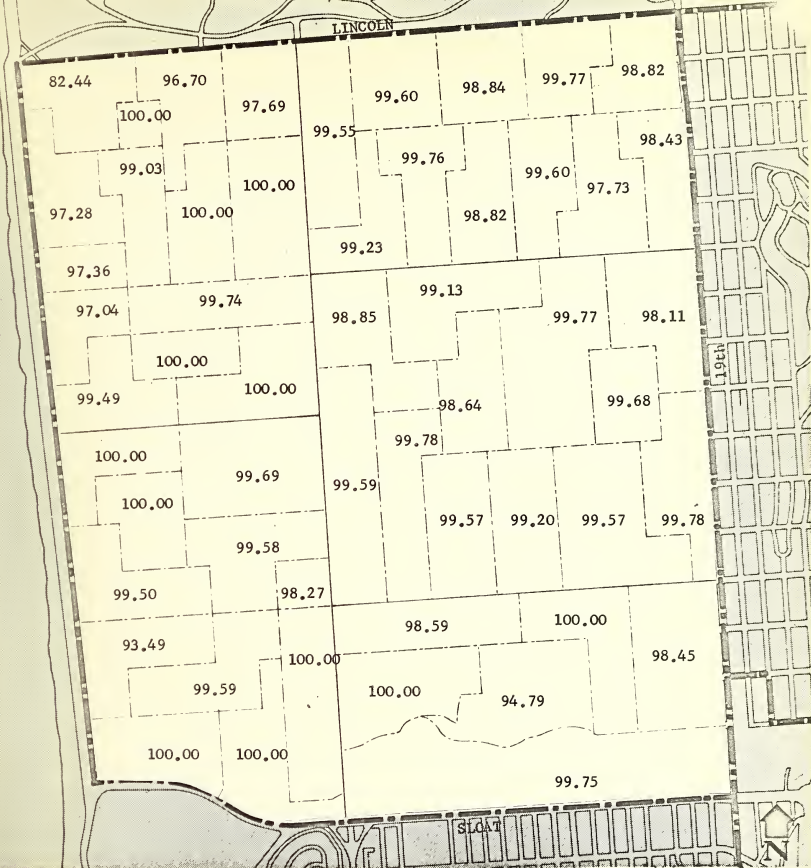
Source: 1960 U.S. Census

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COMMUNITY RENEWAL PROGRAM

15 123

CRP





PER CENT OF HOUSING UNITS,
SOUND WITH ALL PLUMBING

Programming Area 15
Source: 1960 U.S. Census

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COMMUNITY RENEWAL PROGRAM

CRP



AVERAGE RENT OF RENTAL HOUSING UNITS

Programming Area 15

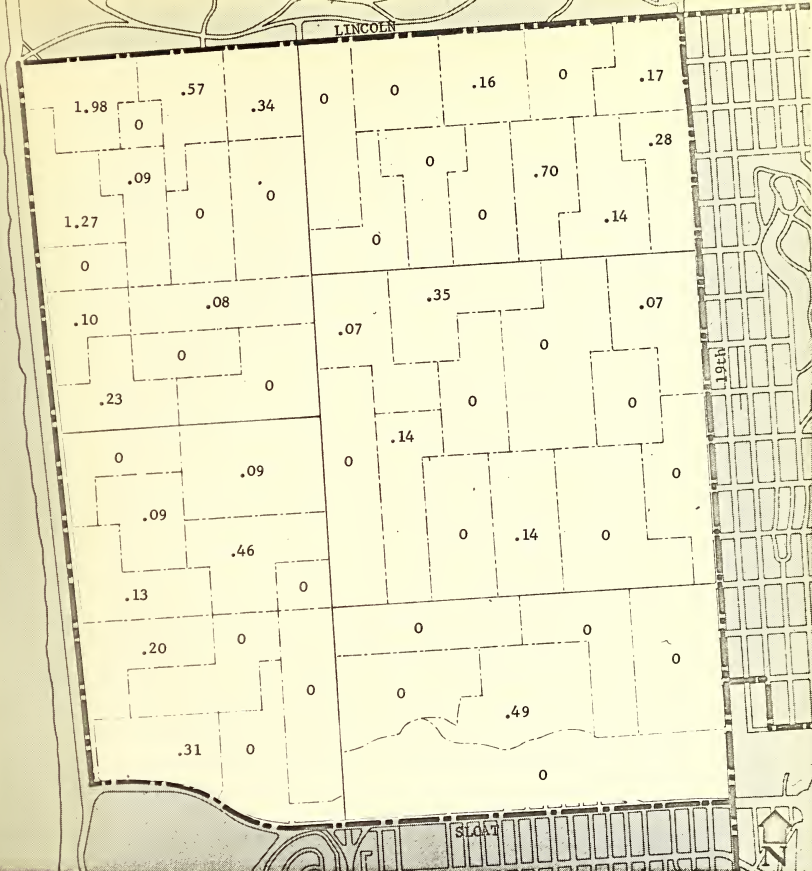
Source: 1960 U.S. Census

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

15 125

CRP





NEGROES AS A PER CENT OF POPULATION

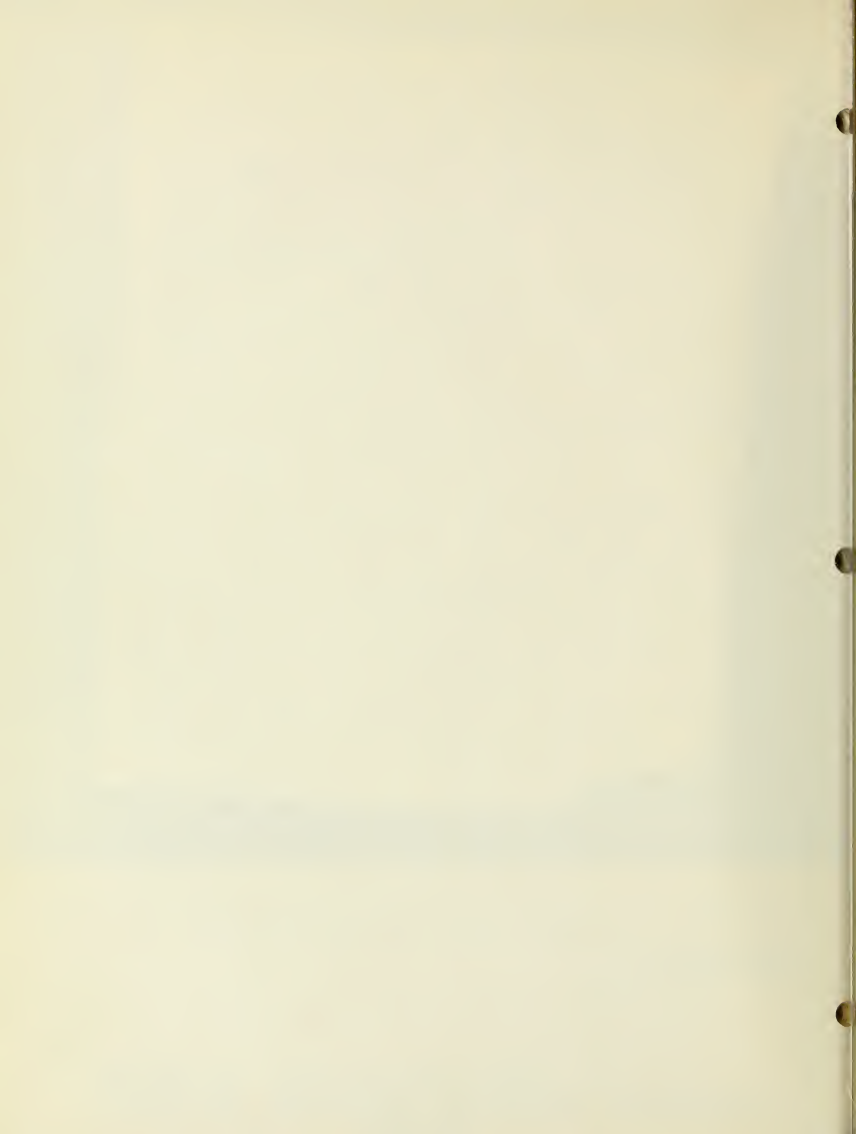
Programming Area 15

Source: 1960 U.S. Census

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

15 126

CRP



SECTION 5

POPULATION AND HOUSING TRENDS, 1950 - 1960, BY CENSUS TRACT

The information presented to this point has described conditions in the Programming Area as of one point in time. A dynamic view of the area has been missing. Yet, recent trends and relative rates of change are in many ways the most valuable indicators for renewal and development programming. A deteriorated area which is improving on its own naturally implies a quite different set of policies than a basically sound area which is declining rapidly.

For these reasons, Section 5 presents a series of measures of change between 1950 and 1960 for 31 population and housing variables. These data are presented on a Census Tract basis. (See the Area Definitions Section for the precise assignment of Tracts within this Programming Area.) The tables indicate for each variable: its 1950 value, its 1960 value, the 1950-1960

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net change, the 1950-1960 per cent change, and the "trend value 1970". This latter value is simply the result of the application of the 1950-1960 per cent change to the 1960-1970 period. This is in no way to be considered a "forecast" - it produces values that are often mutually conflicting and sometimes obviously meaningless. It is useful therefore only for purposes of comparison within more sophisticated estimating procedures.

Data were derived from 1950 and 1960 Census Tract publications for the San Francisco-Oakland Standard Metropolitan Statistical Area - PH C (1)-137 of the 1960 Census, and Volume III, Chapter 49 of the 1950 Census.

Calculations and presentations of data were made on an IBM 1620 Computer. The punch cards and computer program are on file at the San Francisco Department of City Planning.

PROGRAMMING AREA 15

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
--	---------------	---------------	---------------	--------------------	------------------------

POPULATION

1. NUMBER					
POPULATION	69894	65118	-4776	-6.8	60668
HOUSEHOLDS	22631	22493	-138	-.6	22355
2. FAMILY COMP.					
FAMILIES	20775	19099	-1676	-8.0	17558
UNREL. INDIV.	2950	4612	1662	56.3	7210
3. RACE					
WHITE	69689	64105	-5584	-8.0	58968
NEGRO	64	109	45	70.3	185
OTHER	141	904	763	541.1	5795
4. AGE					
UNDER 21 YRS	20622	19429	-1193	-5.7	18305
65 YRS AND OVER	4526	7417	2891	63.8	12154
21-64 YRS	44746	38272	-6474	-14.4	32734
5. INCOME + EDUC.					
MEDIAN INCOME		NOT AVAILABLE			
MED. SCHOOL YRS.		NOT AVAILABLE			
LESS THAN HS EDUC.	16755	16830	75	.4	16905
6. EMPLOYMENT STATUS					
LABOR FORCE	30287	30684	397	1.3	31086
P.C. UNEMPLOYED		NOT AVAILABLE			
P.C. WOMEN IN L.F.		NOT AVAILABLE			
7. OCCUPATION					
PROFESSION. + MGR.	9012	6790	-2222	-24.6	5115
CLERICAL + SALES	10285	11545	1260	12.2	12959
OTHER	9564	11373	1809	18.9	13524

HOUSING

1. NUMBER					
HOUSING UNITS	23157	22931	-226	-.9	22707
2. TENURE					
OWNER OCCUPIED	17156	17800	644	3.7	18468
RENTER OCCUPIED	5421	4693	-728	-13.4	4062
VACANT	611	438	-173	-28.3	313
3. CONDITION					
DILAP. OR LACK PLBG.	135	73	-62	-45.9	39
4. OCCUPANCY					
MED. PERSONS/UNIT	116	100	-16	-13.7	86
UNITS OVERCROWDED	711	669	-42	-5.9	629
5. STRUCTURE TYPE					
SINGLE FAMILY	18913	20697	1784	9.4	22649
2-4 UNITS	3342	2403	-939	-28.0	1727
5 OR MORE UNITS	902	7936	7034	779.8	69822
6. RENT-VALUE					
MEDIAN RENT		NOT AVAILABLE			
MEDIAN VALUE		NOT AVAILABLE			

CENSUS TRACT P 1

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
--	---------------	---------------	---------------	--------------------	------------------------

POPULATION

1. NUMBER					
POPULATION	13824	13252	-572	-4.1	12703
HOUSEHOLDS	4627	4924	297	6.4	5240
2. FAMILY COMP.					
FAMILIES	3860	3972	112	2.9	4087
UNREL. INDIV.	865	1286	421	48.6	1911
3. RACE					
WHITE	13776	13094	-682	-4.9	12445
NEGRO	7	10	3	42.8	14
OTHER	41	148	107	260.9	534
4. AGE					
UNDER 21 YRS	3509	3264	-245	-6.9	3036
65 YRS AND OVER	1406	2186	780	55.4	3398
21-64 YRS	8909	7802	-1107	-12.4	6832
5. INCOME + EDUC.					
MEDIAN INCOME	4332	6445	2113	48.7	9588
MED. SCHOOL YRS.	122	123	1	.8	124
LESS THAN HS EDUC.	4090	3848	-242	-5.9	3620
6. EMPLOYMENT STATUS					
LABOR FORCE	6180	6296	116	1.8	6414
P.C. UNEMPLOYED	390	241	-149	-38.2	148
P.C. WOMEN IN L.F.	30	39	9	30.0	50
7. OCCUPATION					
PROFESSION. + MGR.	1941	1423	-518	-26.6	1043
CLERICAL + SALES	2069	2329	260	12.5	2621
OTHER	1886	2362	476	25.2	2958

HOUSING

1. NUMBER					
HOUSING UNITS	4652	5016	364	7.8	5408
2. TENURE					
OWNER OCCUPIED	3437	3471	34	.9	3505
RENTER OCCUPIED	1163	1453	290	24.9	1815
VACANT	56	92	36	64.2	151
3. CONDITION					
DILAP. OR LACK PLBG.	23	13	-10	-43.4	7
4. OCCUPANCY					
MED. PERSONS/UNIT	28	23	-5	-17.8	18
UNITS OVERCROWDED	102	85	-17	-16.6	70
5. STRUCTURE TYPE					
SINGLE FAMILY	3318	3832	514	15.4	4425
2-4 UNITS	1207	964	-243	-20.1	769
5 OR MORE UNITS	127	220	93	73.2	381
6. RENT-VALUE					
MEDIAN RENT	61	104	43	70.5	177
MEDIAN VALUE	13035	18900	5865	44.9	27403

CENSUS TRACT P 2

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
POPULATION					
1. NUMBER					
POPULATION	15196	15317	121	.7	15438
HOUSEHOLDS	5003	5429	426	8.5	5891
2. FAMILY COMP.					
FAMILIES	4665	4683	18	.3	4701
UNREL. INDIV.	505	954	449	88.9	1802
3. RACE					
WHITE	15169	15146	-23	-.1	15123
NEGRO	10	11	1	10.0	12
OTHER	17	160	143	841.1	1505
4. AGE					
UNDER 21 YRS	4268	4118	-150	-3.5	3973
65 YRS AND OVER	967	1857	890	92.0	3566
21-64 YRS	9961	9342	-619	-6.2	8761
5. INCOME + EDUC.					
MEDIAN INCOME	4528	7416	2888	63.7	12145
MED. SCHOOL YRS.	123	123	0	0.0	123
LESS THAN HS EDUC.	4040	4131	91	2.2	4224
6. EMPLOYMENT STATUS					
LABOR FORCE	6708	7572	864	12.8	8547
P.C. UNEMPLOYED	350	293	-57	-16.2	245
P.C. WOMEN IN L.F.	29	37	8	27.5	47
7. OCCUPATION					
PROFESSION. + MGR.	1988	1818	-170	-8.5	1662
CLERICAL + SALES	2291	2871	580	25.3	3597
OTHER	2144	2638	494	23.0	3245

HOUSING

1. NUMBER					
HOUSING UNITS	5085	5507	422	8.2	5964
2. TENURE					
OWNER OCCUPIED	4476	4714	238	5.3	4964
RENTER OCCUPIED	523	715	192	36.7	977
VACANT	93	78	-15	-16.1	65
3. CONDITION					
DILAP. OR LACK PLBG.	8	8	0	0.0	8
4. OCCUPANCY					
MED. PERSONS/UNIT	29	25	-4	-13.7	21
UNITS OVERCROWDED	31	97	66	212.9	303
5. STRUCTURE TYPE					
SINGLE FAMILY	4518	5059	541	11.9	5664
2-4 UNITS	484	299	-185	-38.2	184
5 OR MORE UNITS	83	149	66	79.5	267
6. RENT-VALUE					
MEDIAN RENT	59	114	55	93.2	220
MEDIAN VALUE	12651	18900	6249	49.3	28235

CENSUS TRACT P 3

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
POPULATION					
1. NUMBER					
POPULATION	15518	7524	-7994	-51.5	3648
HOUSEHOLDS	5048	2529	-2519	-49.9	1267
2. FAMILY COMP.					
FAMILIES	4775	2183	-2592	-54.2	998
UNREL. INDIV.	575	511	-64	-11.1	454
3. RACE					
WHITE	15485	7445	-8040	-51.9	3579
NEGRO	22	6	-16	-72.7	1
OTHER	11	73	62	563.6	484
4. AGE					
UNDER 21 YRS	4687	2227	-2460	-52.4	1058
65 YRS AND OVER	848	980	132	15.5	1132
21-64 YRS	9983	4317	-5666	-56.7	1866
5. INCOME + EDUC.					
MEDIAN INCOME	4990	7691	2701	54.1	11854
MED. SCHOOL YRS.	125	123	-2	-1.6	121
LESS THAN HS EDUC.	3170	2062	-1108	-34.9	1341
6. EMPLOYMENT STATUS					
LABOR FORCE	6334	3396	-2938	-46.3	1820
P.C. UNEMPLOYED	267	259	-8	-2.9	251
P.C. WOMEN IN L.F.	26	24	-2	-7.6	22
7. OCCUPATION					
PROFESSION. + MGR.	2385	834	-1551	-65.0	291
CLERICAL + SALES	2205	1204	-1001	-45.3	657
OTHER	1497	1252	-245	-16.3	1047

HOUSING

1. NUMBER					
HOUSING UNITS	5349	2558	-2791	-52.1	1223
2. TENURE					
OWNER OCCUPIED	2691	2233	-458	-17.0	1852
RENTER OCCUPIED	2348	296	-2052	-87.3	37
VACANT	311	29	-282	-90.6	2
3. CONDITION					
DILAP. OR LACK PLBG.	14	7	-7	-50.0	3
4. OCCUPANCY					
MED. PERSONS/UNIT	29	26	-3	-10.3	23
UNITS OVERCROWDED	157	53	-104	-66.2	17
5. STRUCTURE TYPE					
SINGLE FAMILY	4338	3545	-793	-18.2	2896
2-4 UNITS	511	74	-437	-85.5	10
5 OR MORE UNITS	500	44	-456	-91.2	3
6. RENT-VALUE					
MEDIAN RENT	82	118	36	43.9	170
MEDIAN VALUE	14081	19100	5019	35.6	25907

CENSUS TRACT Q 1

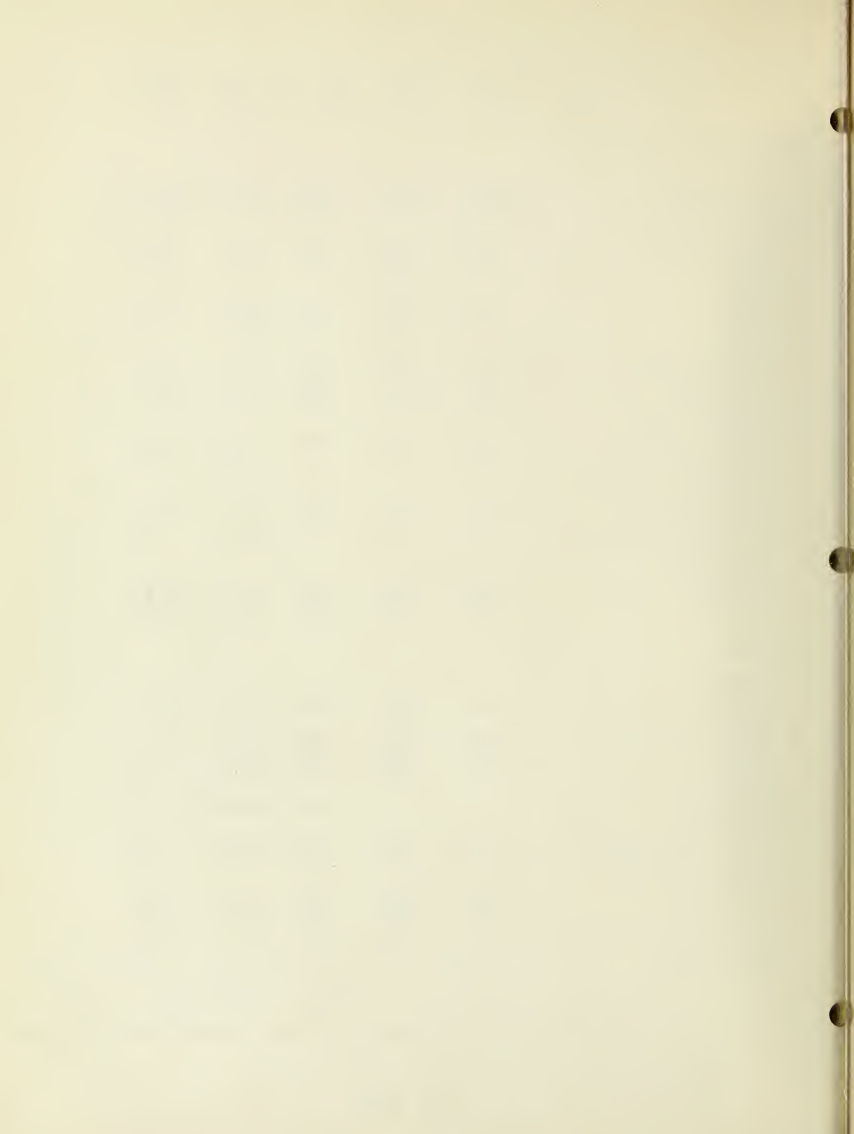
	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
--	---------------	---------------	---------------	--------------------	------------------------

POPULATION

1. NUMBER					
POPULATION	25356	29025	3669	14.4	33224
HOUSEHOLDS	7953	9611	1658	20.8	11614
2. FAMILY COMP.					
FAMILIES	7475	8261	786	10.5	9129
UNREL. INDIV.	1005	1861	856	85.1	3446
3. RACE					
WHITE	25259	28420	3161	12.5	31976
NEGRO	25	82	57	228.0	268
OTHER	72	523	451	626.3	3799
4. AGE					
UNDER 21 YRS	8158	9820	1662	20.3	11820
65 YRS AND OVER	1305	2394	1089	83.4	4391
21-64 YRS	15893	16811	918	5.7	17782
5. INCOME + EDUC.					
MEDIAN INCOME	4422	6955	2533	57.2	10938
MED. SCHOOL YRS.	124	123	-1	-.8	122
LESS THAN HS EDUC.	5455	6789	1334	24.4	8449
6. EMPLOYMENT STATUS					
LABOR FORCE	11065	13420	2355	21.2	16276
P.C. UNEMPLOYED	413	279	-134	-32.4	188
P.C. WOMEN IN L.F.	29	37	8	27.5	47
7. OCCUPATION					
PROFESSION. + MGR.	2698	2715	17	.6	2732
CLERICAL + SALES	3720	5141	1421	38.1	7104
OTHER	4037	5121	1084	26.8	6496

HOUSING

1. NUMBER					
HOUSING UNITS	8071	9850	1779	22.0	12021
2. TENURE					
OWNER OCCUPIED	6552	7382	830	12.6	8317
RENTER OCCUPIED	1387	2229	842	60.7	3582
VACANT	151	239	88	58.2	378
3. CONDITION					
DILAP. OR LACK PLBG.	90	45	-45	-50.0	22
4. OCCUPANCY					
MED. PERSONS/UNIT	30	26	-4	-13.3	22
UNITS OVERCROWDED	421	434	13	3.0	447
5. STRUCTURE TYPE					
SINGLE FAMILY	6739	8261	1522	22.5	10126
2-4 UNITS	1140	1066	-74	-6.4	996
5 OR MORE UNITS	192	7523	7331	3818.2	294768
6. RENT-VALUE					
MEDIAN RENT	58	111	53	91.4	213
MEDIAN VALUE	12139	0	-12139	-100.0	0



SECTION 6

IMPROVEMENT AND CONSTRUCTION ACTIVITY INDICATORS, BY CENSUS TRACT

While the information from Section 5 is helpful in determining the kinds of changes that are taking place in housing throughout San Francisco, it does not provide sufficient information about the process of building improvement and new construction. These activities are, of course, central to renewal strategy planning, and knowledge of up-to-date changes is of prime importance.

To obtain such information a sample survey of building permit applications was undertaken as a part of the CRP study. The survey data has been aggregated on a Census Tract basis and is presented on two sets of tables to follow. The first deals with improvements to existing residential structures. The sample for this set included all permits for improvement on one day of each month in 1962, 1963, and 1964; the first working day in January, the

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second working day in February, etc.. The second set describes new construction activity in each Tract. The sample for this set included all permits for new residential construction in the first 15 days of: July, August, September and December, 1962; each month in 1963; and each month in 1964.

In all the tables data were derived from the "work to be undertaken" section of the permit application forms. For the first set - Improvement Activity tables - the column headings are defined as follows:

1. IMPROVEMENT TYPES

- a. "MAINT.": Entries from applications in which the work to be undertaken was of a maintenance character; i.e., to return the structure to its original condition.
- b. "MOD.": Entries from applications in which the work to be undertaken was of a modernization character; i.e., to improve the structure beyond its original condition by remodeling and/or additions.
- c. "FIRE": Entries from applications in which the work to be undertaken was the repair of damage caused by fire.

2. INITIATED BY

- a. "OWNER": Applications which were initiated voluntarily by the owner of the property. (Repair of fire damage was assumed to be owner-initiated in all cases).
- b. "CITY": Applications which were required by the City as a result of inspection by a City Inspector.

Row headings for the Improvement Activity tables are defined as follows:

1. "\$ INVESTED (IN THOUSANDS)": The value of the work to be undertaken as declared on the application.
2. "HOUSING UNITS AFFECTED": Number of housing units to be affected by the work.
3. "AVERAGE \$ PER UNITS AFFECTED": Row 1 figure divided by Row 2 figure in each column.

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4. "PER CENT OF UNITS AFFECTED": Units in each column of Row 2 as a per cent of the TOTAL column of Row 2.

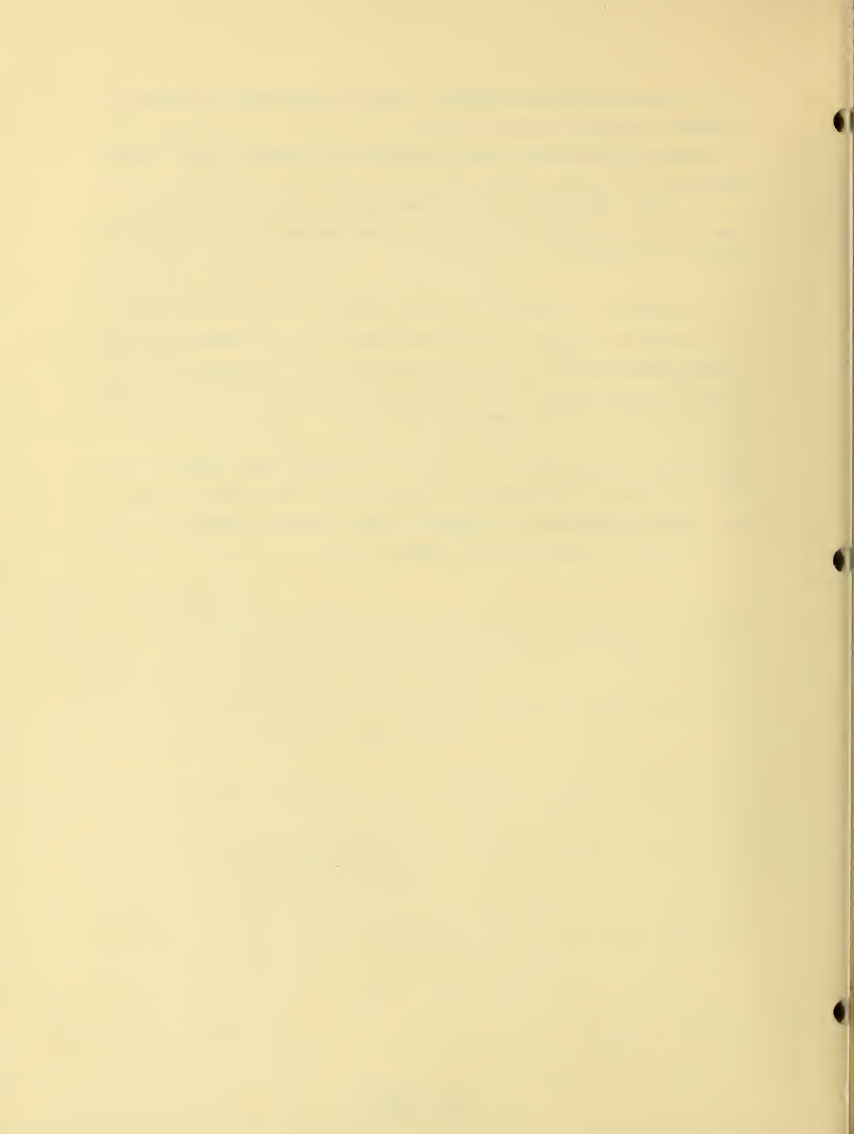
5. "\$/100 1960 HOUSING UNITS": Total dollars invested (Row 1) in the sample for the Tract, per 100 housing units in the Tract in 1960.

6. "UNITS AFFECTED/100 1960 HOUSING UNITS": Total units affected (Row 2) in the sample for the Tract, per 100 housing units in the Tract in 1960.

In the second set - Construction Activity tables - column headings refer to the number of units per structure and should be self-explanatory. Row headings compare exactly with the row headings on the Improvement Activity tables with the exception that they refer to units to be constructed rather than units affected by improvement activities.

NOTE: For some Census Tracts no tables are presented. This means that there were no applications for the Tract in the sample. For comparative purposes, therefore, the dollars invested and units affected are considered to be zero.

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PROGRAMMING AREA 15

	IMPROVEMENT TYPE			INITIATED BY		
	MAINT.	MOD.	FIRE	CITY	OWNER	TOTAL
\$ INVESTED						
(IN THOUSANDS)	51.9	105.8	0.0	5.7	152.0	157.7
HOUSING UNITS						
AFFECTED	134	47	0	5	176	181
AVE. \$ PER						
UNITS AFFECTED	387.	2252.	0.	1147.	863.	871.
PER CENT OF						
UNITS AFFECTED	74.0	25.9	0.0	2.7	97.2	100.0
\$/100 1960						
HOUSING UNITS	226.	461.	0.	25.	663.	688.
UNITS AFFECTED/						
100 1960 UNITS	.584	.204	0.000	.021	.767	.789

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)



CENSUS TRACT P 1

	IMPROVEMENT TYPE			INITIATED BY		TOTAL
	MAINT.	MOD.	FIRE	CITY	OWNER	
\$ INVESTED (IN THOUSANDS)	12.6	21.4	0.0	0.0	34.1	34.1
HOUSING UNITS AFFECTED	50	9	0	0	59	59
AVE. \$ PER UNITS AFFECTED	253.	2383.	0.	0.	578.	578.
PER CENT OF UNITS AFFECTED	84.7	15.2	0.0	0.0	100.0	100.0
\$/100 1960 HOUSING UNITS	252.	427.	0.	0.	680.	680.
UNITS AFFECTED/ 100 1960 UNITS	.996	.179	0.000	0.000	1.176	1.176

CENSUS TRACT P 2

	IMPROVEMENT TYPE			INITIATED BY		TOTAL
	MAINT.	MOD.	FIRE	CITY	OWNER	
\$ INVESTED (IN THOUSANDS)	9.0	14.2	0.0	0.0	23.2	23.2
HOUSING UNITS AFFECTED	27	7	0	0	34	34
AVE. \$ PER UNITS AFFECTED	336.	2028.	0.	0.	684.	684.
PER CENT OF UNITS AFFECTED	79.4	20.5	0.0	0.0	100.0	100.0
\$/100 1960 HOUSING UNITS	164.	257.	0.	0.	422.	422.
UNITS AFFECTED/ 100 1960 UNITS	.490	.127	0.000	0.000	.617	.617

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)



CENSUS TRACT P 3A

	IMPROVEMENT TYPE			INITIATED BY		
	MAINT.	MOD.	FIRE	CITY	OWNER	TOTAL
\$ INVESTED						
(IN THOUSANDS)	8.7	17.3	0.0	0.0	26.1	26.1
HOUSING UNITS						
AFFECTED	14	9	0	0	23	23
AVE. \$ PER						
UNITS AFFECTED	627.	1924.	0.	0.	1135.	1135.
PER CENT OF						
UNITS AFFECTED	60.8	39.1	0.0	0.0	100.0	100.0
\$/100 1960						
HOUSING UNITS	343.	677.	0.	0.	1020.	1020.
UNITS AFFECTED/						
100 1960 UNITS	.547	.351	0.000	0.000	.899	.899

CENSUS TRACT Q 1A

	IMPROVEMENT TYPE			INITIATED BY		
	MAINT.	MOD.	FIRE	CITY	OWNER	TOTAL
\$ INVESTED						
(IN THOUSANDS)	9.9	23.0	0.0	5.7	27.2	32.9
HOUSING UNITS						
AFFECTED	23	10	0	5	28	33
AVE. \$ PER						
UNITS AFFECTED	431.	2306.	0.	1147.	973.	999.
PER CENT OF						
UNITS AFFECTED	69.6	30.3	0.0	15.1	84.8	100.0
\$/100 1960						
HOUSING UNITS	182.	423.	0.	105.	500.	606.
UNITS AFFECTED/						
100 1960 UNITS	.422	.183	0.000	.091	.514	.606

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)

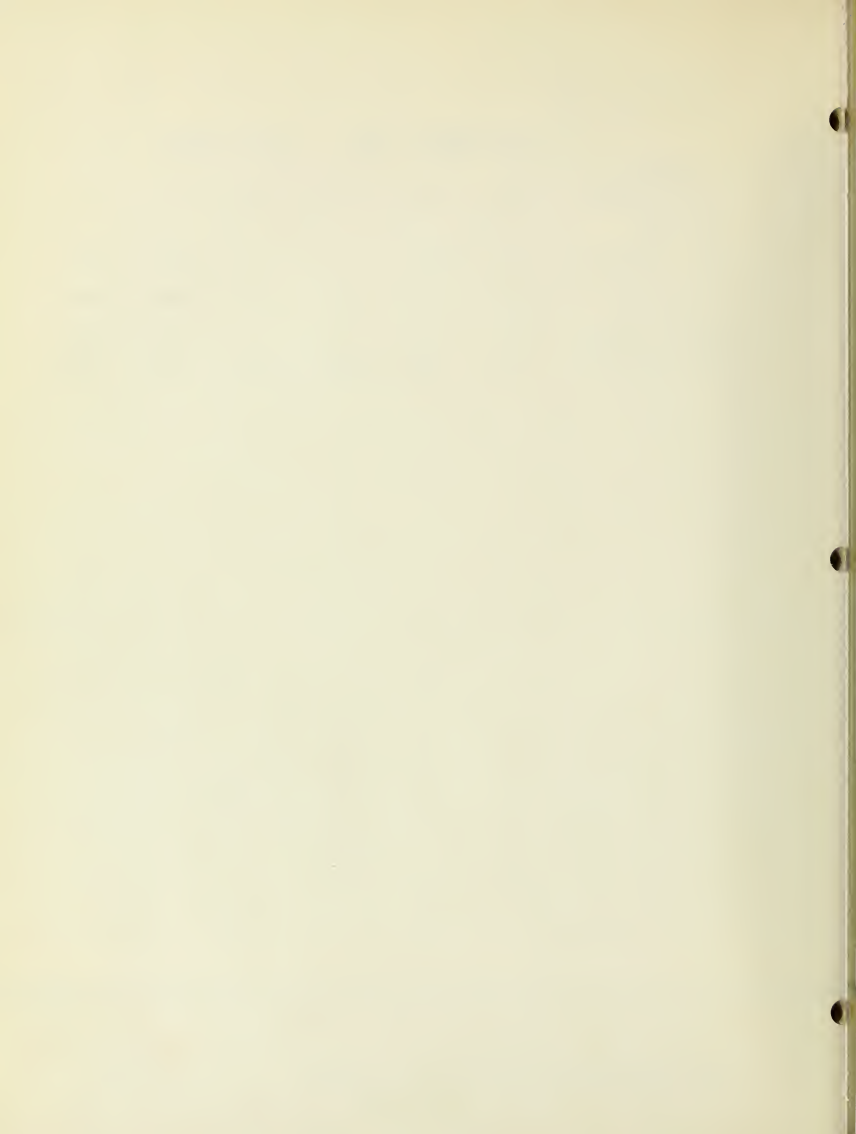


CENSUS TRACT Q 1B

	IMPROVEMENT TYPE			INITIATED BY		
	MAINT.	MOD.	FIRE	CITY	OWNER	TOTAL
\$ INVESTED						
(IN THOUSANDS)	11.4	29.8	0.0	0.0	41.2	41.2
HOUSING UNITS						
AFFECTED	20	12	0	0	32	32
AVE. \$ PER						
UNITS AFFECTED	571.	2485.	0.	0.	1289.	1289.
PER CENT OF						
UNITS AFFECTED	62.5	37.5	0.0	0.0	100.0	100.0
\$/100 1960						
HOUSING UNITS	259.	676.	0.	0.	936.	936.
UNITS AFFECTED/						
100 1960 UNITS	.453	.272	0.000	0.000	.725	.725

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)



PROGRAMMING AREA 15

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	374.0	566.0	852.9	1792.9
UNITS CONSTRUCTED	19.	48.	93.	160.
AVE. \$/UNIT	19684.	11791.	9170.	11205.
PCT. OF UNITS	11.8	30.0	58.1	100.0
\$/100 1960 UNITS	1630.	2468.	3719.	7818.
UNITS/100 1960 UNITS	.082	.209	.405	.697

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)



CENSUS TRACT P 1

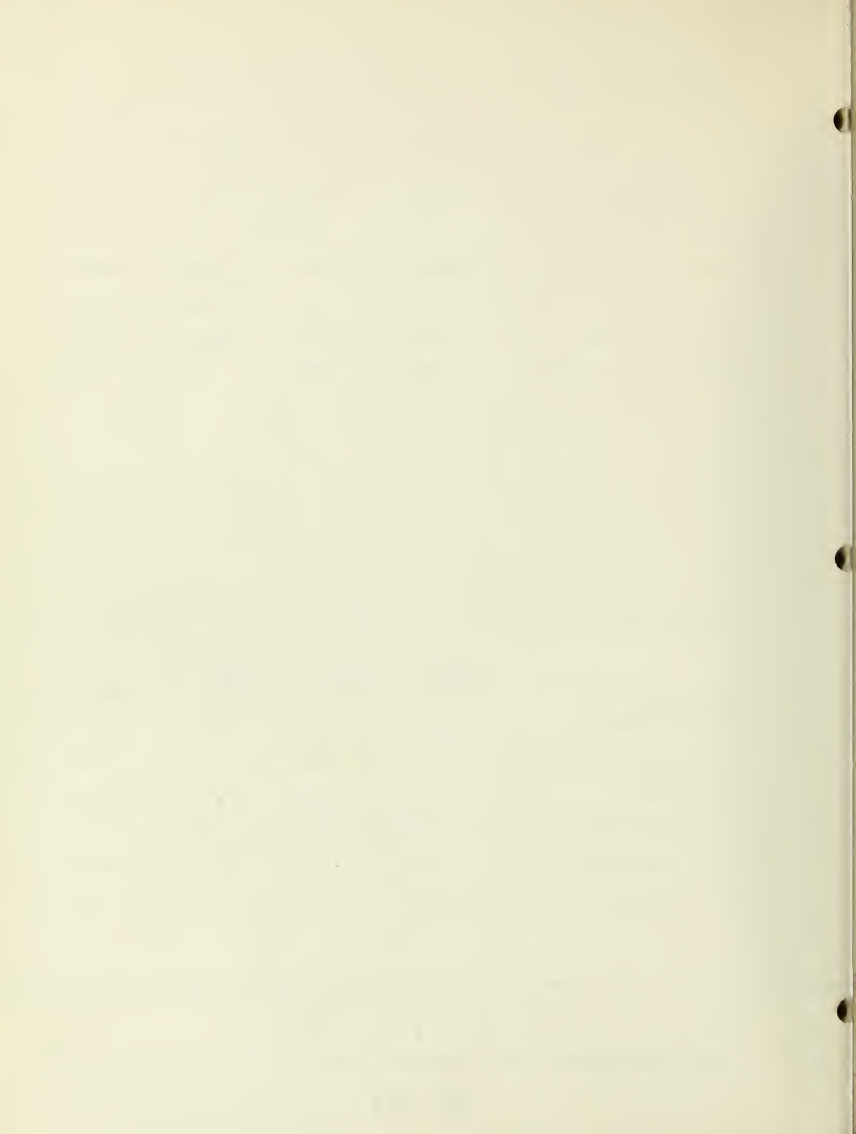
	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	32.0	89.0	112.6	233.6
UNITS CONSTRUCTED	2.	8.	12.	22.
AVE. \$/UNIT	16000.	11125.	9383.	10618.
PCT. OF UNITS	9.0	36.3	54.5	100.0
\$/100 1960 UNITS	637.	1774.	2244.	4657.
UNITS/100 1960 UNITS	.039	.159	.239	.438

CENSUS TRACT P 2

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	0.0	0.0	121.4	121.4
UNITS CONSTRUCTED	0.	0.	14.	14.
AVE. \$/UNIT	0.	0.	8671.	8671.
PCT. OF UNITS	0.0	0.0	100.0	100.0
\$/100 1960 UNITS	0.	0.	2204.	2204.
UNITS/100 1960 UNITS	0.000	0.000	.254	.254

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)



CENSUS TRACT P 3A

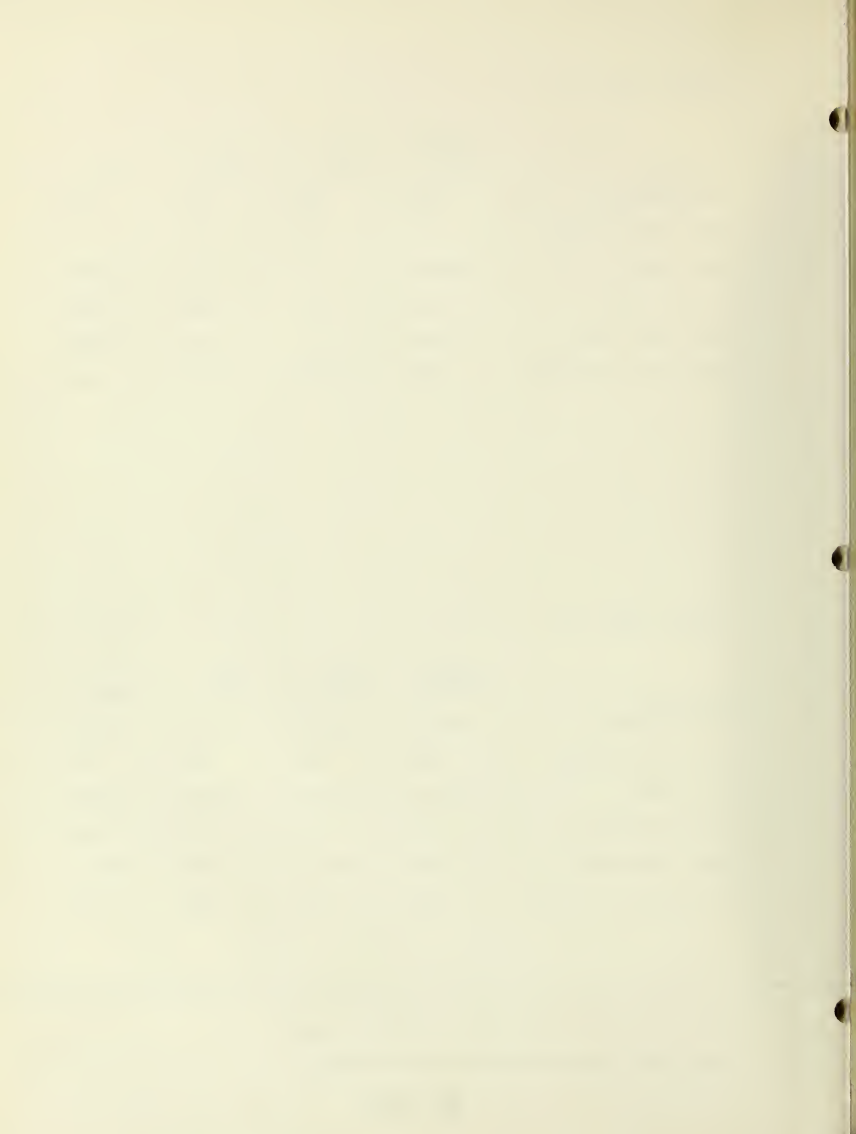
	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	78.0	0.0	0.0	78.0
UNITS CONSTRUCTED	4.	0.	0.	4.
AVE. \$/UNIT	19500.	0.	0.	19500.
PCT. OF UNITS	100.0	0.0	0.0	100.0
\$/100 1960 UNITS	3049.	0.	0.	3049.
UNITS/100 1960 UNITS	.156	0.000	0.000	.156

CENSUS TRACT Q 1A

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	228.0	225.0	410.8	863.8
UNITS CONSTRUCTED	11.	20.	46.	77.
AVE. \$/UNIT	20727.	11250.	8930.	11218.
PCT. OF UNITS	14.2	25.9	59.7	100.0
\$/100 1960 UNITS	4189.	4134.	7548.	15872.
UNITS/100 1960 UNITS	.202	.367	.845	1.414

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)



CENSUS TRACT Q 1B

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	36.0	252.0	208.1	496.1
UNITS CONSTRUCTED	2.	20.	21.	43.
AVE. \$/UNIT	18000.	12600.	9909.	11537.
PCT. OF UNITS	4.6	46.5	48.8	100.0
\$/100 1960 UNITS	816.	5716.	4720.	11254.
UNITS/100 1960 UNITS	.045	.453	.476	.975

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)



SECTION 7

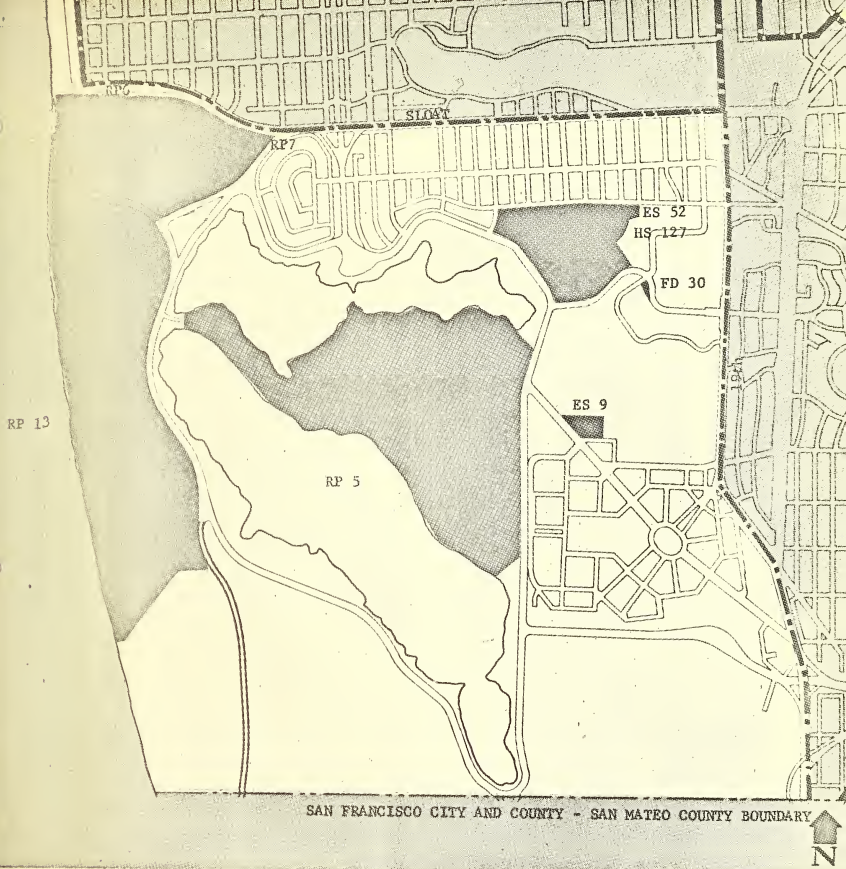
PUBLIC FACILITIES

The following map and table show the public facilities which existed within the Programming Area as of January 1965. The location of these facilities in relation to housing and social problem areas point out focal points for improvement. Analysis of these locations and types is of great benefit, therefore, in the renewal programming process.

Under the CRP a series of detailed studies of public facilities and proposed capital improvements were undertaken by the Arthur D. Little, Inc. staff. The inventory information in this section represents only a small part of this work. The remainder will be published in a limited number of copies and will be on file with the San Francisco Department of City Planning under the title: Capital Facility Analysis for Renewal Programming.

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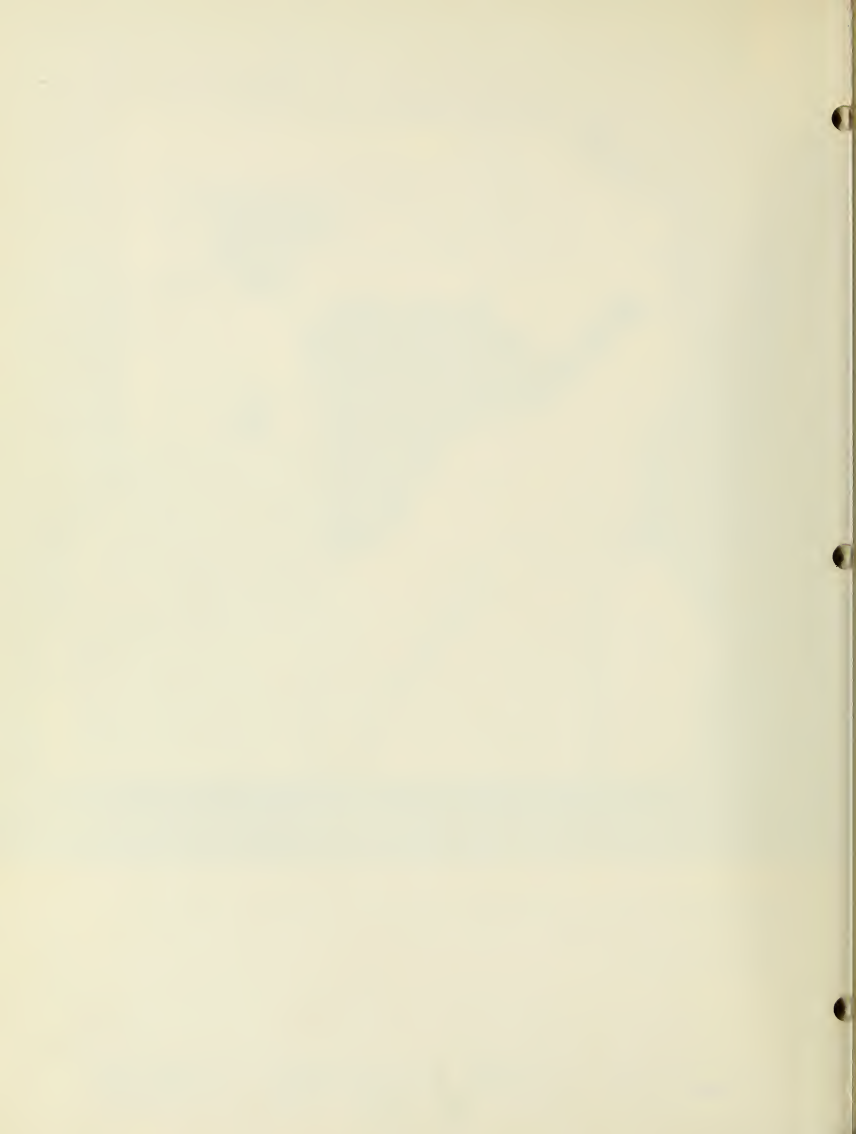
PUBLIC FACILITIES, 1965

Programming Area 15

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

15 145

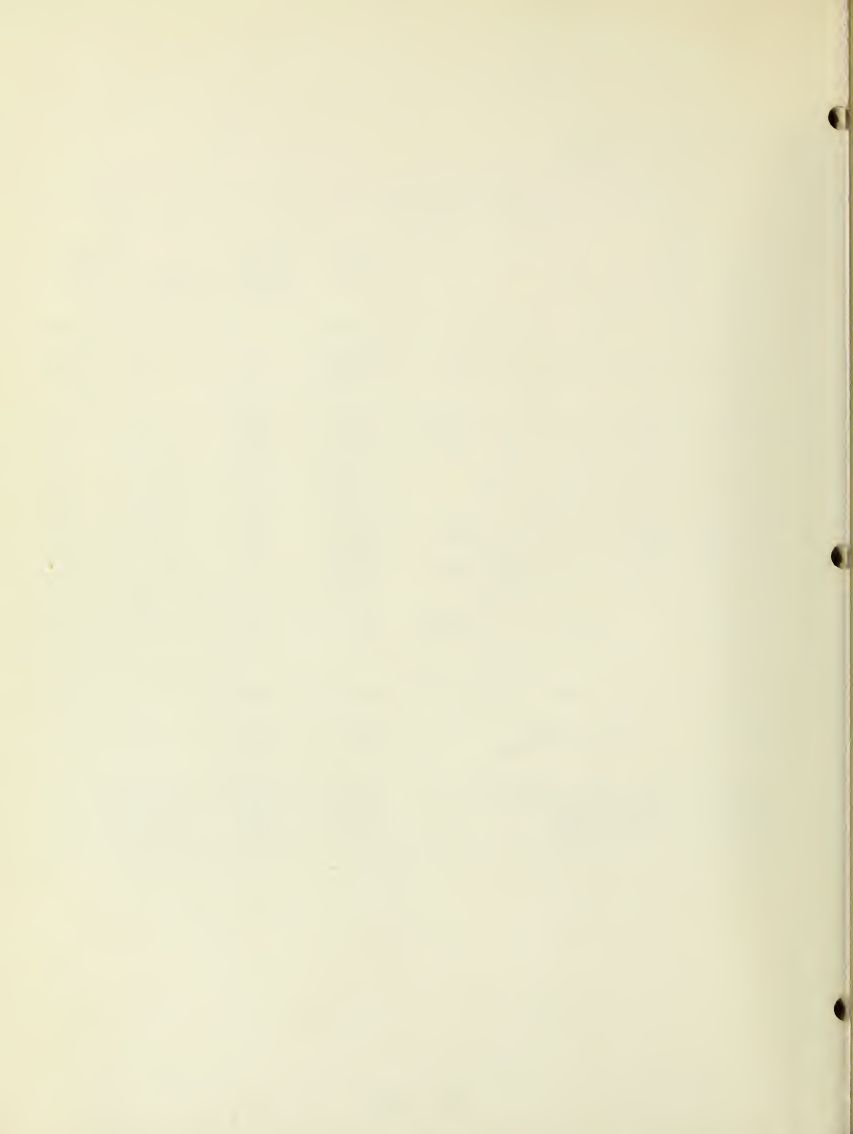
CRP



PROGRAMMING AREA 15

EXISTING FACILITIES

CODE	NAME	BLOCK NUMBER	CRP NEIGH	ACRES	EMPLOY MENT
PS 9	TARAVAL POLICE STATION	2353	73	.45	99
FD 44	ENGINE CO FORTY FOUR	2102	76	.34	37
FD 45	ENGINE CO FORTY FIVE	1799	74	.08	15
ES 35	PHOEBE A HEARST ELEM SC	2370	78	2.75	11
ES 46	FRANCIS SCOTT KEY ELEM	1888	75	2.07	49
ES 47	FRANCIS KEY ANNEX ELEM	1797	74	1.38	0
ES 53	LAWTON ELEM SCHOOL	1876	73	2.07	40
ES 67	NORIEGA ELEM SCHOOL	2005	75	1.40	14
ES 70	PARKSIDE ELEM SCHOOL	2425	73	2.07	30
ES 86	ROBT L STEVENSON ELEM S	2154	76	.33	28
ES 95	MARK TWAIN ELEM SCHOOL	2094	75	4.60	24
ES 98	ULLOA ELEM SCHOOL	2387	77	1.79	34
ES 99	ULLOA ANNEX ELEM SCHOOL	2455	77	3.97	10
ES 107	CRESPI ELEM SCHOOL	2193	73	.96	91
JS 114	A P GIANNINI JR HIGH SC	2094	75	8.79	98
HS 126	ABRAHAM LINCOLN HS	2194	73	16.16	166
HC 8	SUNSET HEALTH CENTER	2094	75	.41	18
LB 17	ORTEGA LIBRARY	2094	75	.11	4
LB 19	PARKSIDE LIBRARY	2351	73	.13	4
RP 105	SIGMUND STERN GROVE	2488	73	33.15	0
RP 106	PINE LAKE PARK	2500A	73	30.96	0
RP 110	LARSEN PARK	2420	73	6.61	0
RP 111	MCCOPPIN SQUARE	2351	73	7.57	0



PROGRAMMING AREA 15

EXISTING FACILITIES(CONTINUED)

CODE	NAME	BLOCK NUMBER	CRP NEIGH	ACRES	EMPLOY MENT
RP 112	VICENTE PARK	2469	73	7.48	0
RP 113	SUNSET PLAYGROUND	1915	73	3.31	0
RP 114	SOUTH SUNSET PLAYGROUND	2456	77	3.60	0
RP 115	WEST SUNSET PLAYFIELD	2095	78	9.77	0
PF 13	OUTER IRVING PARKING	1730	73	.20	0
TOTAL				152.51	772

